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June 4, 2004

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VIA HAND DELIVERY

Ms. Carol J. Mitten
Chairperson
D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Re: Zoning Commission Case No. 03-26
Consolidated PUD at 14th and V Streets, N.W.

Dear Ms. Mitten:

On behalf of P.N. Hoffman, Inc., and the owners of the subject property, the Applicant in the above-referenced case, this is to request that the Commission expedite the issuance of the final order approving the consolidated PUD. The subject application was filed on July 21, 2003. The Commission set the case for hearing on September 8, 2003, and the hearing was held on January 15, 2004. The Commission took proposed action on the case on January 29, 2004 and after receiving the report of NCPC, took final action on March 11, 2004, almost three months ago.

The Applicant is prepared to go forward in the near future with the first phase of this two phase development, the construction of the apartment house with first floor retail along the 14th Street frontage of the property. The PUD covenant must be recorded and final details of design, financing and construction still must be resolved. P.N. Hoffman must acquire a portion of the property from the Washington Metropolitan Area Transit Authority and is under some time constraints to conclude that purchase. Construction cannot proceed, however, until the consolidated PUD has been finalized. On an emergency basis, the Council of the District of Columbia recently closed the alley that divides the property, giving further urgency to the need to have the Commission's approval in hand.

ZONING COMMISSION
District of Columbia
CASE NO. 03-26
EXHIBIT NO. 49

ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.49

The Applicant therefore requests that the Commission's order be issued as soon as possible.

Sincerely,

Norman M. Glasgow, Jr.

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