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& Public Participation

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Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th St. NW
Washington DC 20001

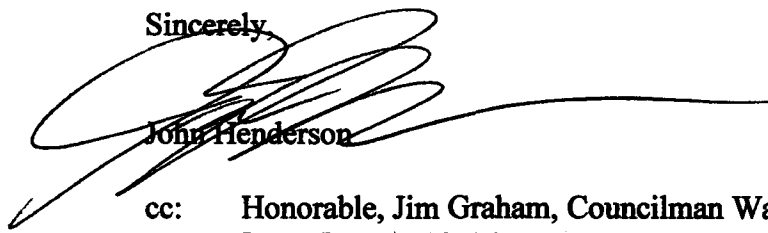
**Re: Case 05-18
Hope 7, 1020 Monroe St. NW**

Dear Chairperson Mitten:

I have nearly 30 years of professional experience in planning and development and live at 1102 Monroe St. NW, across the street from the captioned project, which received a contingent re-zoning from C-2-A to C3 in 2005. The zoning adjustment was intended to allow the construction of two additional floors to create a greater unit density. The purpose of the increased density was intended to make it affordable for the developer to provide those tenants displaced by the project an opportunity to return. A number of other benefits to the community were also proffered in exchange for the adjustment.

I testified in opposition to the project in 2005, citing concerns about the insufficient number of parking spaces that would be provided. Since that time, the principal of Hope 7 has been sent to prison and, while the project has languished, the real estate market has softened. In 2005 there were questions about the financial feasibility of the project. Those questions are more serious today. I urge you to reconsider the propriety of making the adjustment, given substantially changed circumstances. Certainly, if the successor development team requests any relief from the conditions of the original proffer, the whole case should be given a de novo review.

Sincerely,



John Henderson

cc: Honorable, Jim Graham, Councilman Ward 1
Larry Ray, ANC A1

ZONING COMMISSION
District of Columbia

CASE NO. 05-18

EXHIBIT NO. 65

ZONING COMMISSION
District of Columbia
CASE NO. 05-18
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