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 *ADMITTED IN FL ONLY
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November 21, 2007

BY HAND DELIVERY

Ms. Jerrily Kress
 Director
 District of Columbia Office of Zoning
 441 Fourth Street, N.W., Suite 200S
 Washington, D.C. 20001

Re: Z.C. Case No. 07-16; Planned Unit Development at
 2300 Pennsylvania Avenue, S.E.

Dear Ms. Kress:

Enclosed with this letter please find the Affidavit of Posting for Z.C. Case No. 07-16. Under the requirements of Section 3015.4 of the Zoning Regulations, the subject property, the 2300 block of Pennsylvania Avenue, S.E., was to be posted on October 20, 2007. Regrettably, it came to our attention today that the property was not posted with notice of hearing on that required date. The property is posted as of November 21, 2007.

However, despite this particular deficiency in notice, the objective of timely and complete notification to the community has been achieved though other measures. The Applicant met with the ANC for the first time in February, 2007. The Notice of Intent to File was mailed out to the ANC and the owners of property within 200 feet in March. Since the filing of the Application in May, the Applicant has been working tirelessly with the community (Please see the attached "Community Outreach Calendar"). The attached Calendar lists meetings the Applicant has attended since April 2007 with the community leaders. Included on the list are the Fairlawn Citizens Association, the ANC, Ward 8 council meetings, the Main Street Anacostia group and other community leaders. Through all of these events and meetings, the Applicant has made a concerted effort to publicize the project and to be involved with the Ward 8 and Fairlawn community.

ZONING COMMISSION
 District of Columbia
 ZONING COMMISSION
 CASE NO. 07-16 CASE NO. 07-16
 EXHIBIT NO. 47 EXHIBIT NO. 47

GREENSTEIN DELORME & LUCHS, P.C.

Ms. Jerry Kress

November 21, 2007

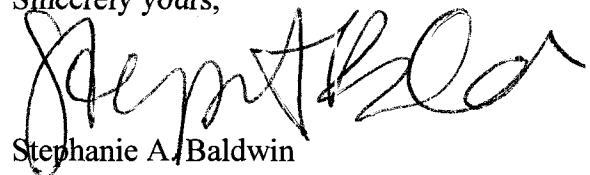
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Thus, we believe that the affected community has been sufficiently noticed and the intent of the notice requirements in the Zoning Regulations have been met.

For these reasons, we request a waiver from the requirements of Section 3015.4 of the Zoning Regulations to allow the late posting of the property with notice of hearing.

Thank you for your consideration.

Sincerely yours,



A handwritten signature in black ink, appearing to read "Stephanie A. Baldwin".

Stephanie A. Baldwin

326245v1

cc: Mr. Timothy Chapman
Jacques B. DePuy, Esquire

BEFORE
THE DISTRICT OF COLUMBIA
ZONING COMMISSION

RECEIVED

D.C. OFFICE OF ZONING

NOV 21 2007 12:53

In Re: 2300 Pennsylvania Avenue, LLC –
Consolidated Planned Unit Development

Case No.: 07-16

AFFIDAVIT OF POSTING

DISTRICT OF COLUMBIA, ss:

Stephanie Baldwin, being first duly sworn, does hereby depose and say that:

I, Stephanie Baldwin, on November 21, 2007 at 11:00 a.m. to 1:00 p.m., caused 5
(Date) (Time)

Zoning Notice(s) furnished by the Secretary to the Zoning Commission to be posted on
the street frontage of Pennsylvania Avenue, S.E. and Prout Street, S.E.
(Address of Premises)

in plain view of the public on the following street frontages:

(See Attachment A)

I caused to be taken 5 photograph(s), attached hereto, of the Zoning
Notice(s) in place which fairly depict each Zoning Notice as seen by the public. The
photographs are numbered and correspond to the following street frontages:

Number	Street Frontages
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(See Attachment A)



Signature

Subscribed and sworn to before me this 21st day of November, 2007.



Notary Public, D.C.

My commission expires on: 1/1/2008.

Community Outreach Calendar

April 2007

Fri, April 13, 2007 3:00 p.m. Ward 8 Business Council Project Presentation
Tues, April 17, 2007 7:00 p.m. Fairlawn Citizens Association Mtg Project Presentation
Wed, April 18, 2007 10:30 a.m. Ward 8 Econ Dev Roundtable Project Presentation
Fri, April 20, 2007 12:00 p.m. Comm. Mtg @ Lotus Square Project Presentation
Mon, April 23, 2007 7:00 p.m. Penn Ave Task Force Mtg Cancelled
Fri, April 27, 2007 12:00 p.m. Meeting with Thelma Jones Follow Up
Mon, April 30, 2007 7:00 p.m. Penn. Ave Task Force Mtg. Cancelled

May 2007

Tues, May 1, 2007 6:30 p.m. Fairlawn Executive Comm. Mtg. Follow Up
Tues, May 8, 2007 10:30 a.m. Ward 8 Econ Dev Roundtable Attended Meeting
Tues, May 15, 2007 7:00 p.m. Fairlawn Citizens Association Project Presentation

June 2007

Thurs, June 7, 2007 3:00 p.m. Meeting with Thelma Jones Follow Up
Tues, June 19, 2007 7:00 p.m. Fairlawn Citizens Association Follow Up
Thurs, June 28, 2007 7:00 p.m. Anacostia Civic Association Cancelled

July 2007

Mon, July 9, 2007 11:30 a.m. Ward 8 Pre-Bidders Conf Planning Meeting
Mon, July 16, 2007 12:00 p.m. Lunch w/ Rev. Oliver Johnson Bread & Chocolate
Wed, July 18, 2007 12:00 p.m. Bozzuto Construction Planning Meeting
Mon, July 30, 2007 11:30 a.m. Meeting w/ Earth Cons. Corp. Planning Meeting

August 2007

Sun, August 5, 2007 All Day Retail Survey Outreach Fairlawn
Thurs, August 16, 2007 10:00 a.m. Pre-Bidders Conf. Mtg at Chap Off Planning
Tues, August 14, 2007 12:00 p.m. Lunch w/ Rev. Oliver Johnson Follow Up
Thurs, August 23, 2007 7:00 p.m. Ward 8 Retailers Conference Presentation
Fri, August 24, 2007 10:00 a.m. Ward 8 Back to School Bash Book Bags for Kids
Thurs, August 30, 2007 12:00 p.m. WDC Econ Partnership Re: Retail w/Keith Sellars

September 2007

Wed, Sept. 12, 2007 6:30 p.m. Main Street Anacostia Streetscape
Mon, Sept. 17, 2007 7:00 p.m. W8 Workforce Dev. Council Jobs
Tues, Sept. 18, 2007 6:30 p.m. W8 Business Council Monthly Meeting
Mon, Sept. 24, 2007 7:00 p.m. W8 Workforce Dev. Council Job Tours
Thurs, Sept. 27, 2007 10:30 a.m. W8 History/Heritage Council Monthly Meeting
Thurs, Sept. 27, 2007 1:00 p.m. Recreation Meeting Dev Rec Plan

October 2007

Mon, Oct. 1, 2007 7:00 p.m. W8 Workforce Dev. Council Jobs
Fri, Oct. 5, 2007 1:00 p.m. Mtg w/ Com. Anthony Muhammad Follow Up
Wed., Oct. 17, 2007 3:30 p.m. Glen O'Givie, ECC Follow Up
Fri, Oct. 19, 2007 10:00 a.m. W8 CBE Pre-Bidders Conference CBEs
Wed, Oct. 31, 2007 10:30 a.m. W8 History/Heritage Council History

November 2007

Tues, Nov. 6, 2007 7:00 p.m. Wkforce Dev. Public Forum Comm. Mtg
Tues, Nov. 13, 2007 10:00 a.m. W8 Ministerial Council Meeting
Tues, Nov. 13, 2007 6:30 p.m. W8 Business Council Meeting
Fri, Nov. 16, 2007 12:30 p.m. Employment Law Workshop CBEs
Tues, Nov. 27, 2007 12:30 p.m. Section A Workshop CBEs

ATTACHMENT A

List of Placard Posting Locations:

1. The placard shown in photograph #1 is located on Pennsylvania Avenue, SE across from the Citgo intersection of Fairlawn Ave, SE and Pennsylvania Avenue, SE.
2. The placard shown in photograph #2 is located on Pennsylvania Avenue, SE just past The Tattoo Shop, next to alley way.
3. The placard shown in photograph #3 is located on Pennsylvania Avenue, SE across from the Citgo Gas Station main entrance.
4. The placard shown in photograph #4 is located at the intersection of Pennsylvania Avenue, SE and Prout Streets, SE.
5. The placard shown in photograph #5 is located on Prout Street, SE.

**PUBLIC HEARING NOTICE
OF A
ZONING PROPOSAL**

CASE NO.

07-16

OF

2305 Pennsylvania Avenue, N.W.

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 2208, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W. ON 11/14/00 AT 8:00 A.M. TO CONSIDER A PROPOSAL FOR

Classification: Public Notice of the zoning proposal and the date and location of the public hearing. Notice is given to all persons that they may appear and be heard at the hearing. Notice is also given that the zoning commission may take action on the proposal at the hearing. The zoning commission may also take action on the proposal at a later date. The zoning commission may also take action on the proposal at a later date.

THIS SIGN SHALL NOT BE REMOVED UNTIL THE APPROVED DRAWINGS RETURN TO THE ZONING COMMISSION.





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