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April 14, 2008

BY MESSENGER

Ms. Sharon Schellin
Secretary to the Zoning Commission
Office of Zoning
441 Fourth Street, N.W., Suite 210 South
Washington, DC 20001

Re: Z.C. Case No. 08-08; Consolidated Planned Unit Development; 3910-3912
Georgia Avenue, N.W.; Request for Waiver of Section 2406.7

Dear Ms. Schellin,

On the behalf of the Applicant, the District of Columbia Government, we request a waiver of the 10-day notice period required under Title 11 DCMR § 2406.7 for the following reasons: (i) there is an urgent need to provide affordable housing and (ii) the notice recipients are already familiar with the project.

The Applicant determined there is an immediate need to move forward with a PUD for the Georgia Commons project as it was originally intended and submitted to Board of Zoning Adjustment ("BZA"). Affordable housing is urgently needed in the District and the Georgia Commons project will have 48% of its 130 residential units as affordable. Due to the uncertainty of when the full implementation of the Inclusionary Zoning regulations and statute would occur, and after meeting with the Office of Planning on April 4, 2008, the Applicant and its development partners, 3910 Georgia Avenue Associates Limited Partnerships, I and II, decided to move forward on an expedited basis. Notice of filing was sent on April 4, 2008 by first class mail postage-prepaid to all property owners within 200 feet of the property and to ANC 4C. The Applicant filed its application for a consolidated PUD on April 9, 2008 with the Office of Zoning. The notice recipients constitute the same universe of property owners and ANC that were previously made aware of the project when it went before the BZA in 2007. Further, ANC 4C had previously issued a letter in support of the project. Based on these circumstances, the Applicant submits there is sufficient justification for a waiver of Section 2406.7.

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District of Columbia
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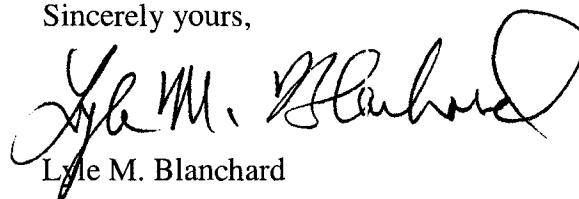
Ms. Sharon Schellin

April 14, 2008

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If you have any questions, please contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Lyle M. Blanchard". The signature is fluid and cursive, with a large loop at the end of the last name.

Lyle M. Blanchard

335308v1

cc: Mr. Neil O. Albert, DMPED
Ms. Leila Edmonds, DHCD
Ms. Harriet Tregoning, OP
Mr. Jair Lynch
Jacques B. DePuy, Esquire