GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



D.C. OFFICE OF ZONING
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Office of the Director

June 29, 2001

Sheila Cross-Reed, Chairperson
D.C. Board of Zoning Adjustment
441 Judiciary Square, Suite 210
Washington, D.C. 20001

RE: Request from 575 Seventh Street LLC and 675 E Street LLC (previously 456 Associates LLC) and Golden Rule, Inc., for a Minor Modification of Board of Zoning Adjustment Final Order No. 16387

Dear Chairperson Reed and Members of the Board:

The Offices of Planning and the Deputy Mayor for Planning & Economic Development have given further consideration to a change proposed to the referenced Final Order to allow Golden Rule, Inc., to draw down $250,000 from the housing construction escrow account within 30 days of an approved Modification Order.

In light of the attached letter faxed on June 29, 2001 and signed by Milton Bailey, Director of the District of Columbia Department of Housing & Community Development (DHCD), it is recommended that the Board of Zoning Adjustment approve the required modification subject to the following condition:

- That if adequate project funding is not secured by Golden Rule, Inc., by December 3, 2001, then DHCD will repay the $250,000 into the escrow account within 120 days or by April 2, 2002.

This condition will satisfy concerns that funding designated for the actual housing construction will remain available for the same. For questions or additional information contact Arthur Jackson, Development Review Specialist, at 202-442-8809.

Sincerely yours,

Andrew Altman, Director
Office of Planning

Attachment: A/S

Cc: Neil Drobenare/DHCD

BZA
Case No. 16387
Exhibit No. 48

Board of Zoning Adjustment
District of Columbia
CASE NO.16387
EXHIBIT NO.48

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director

Board of Zoning Adjustment
441 Fourth Street, NW
Suite 210
Washington, DC 20001

Re: Release of Trust Funds for Golden Rule Plaza, Inc.

Dear Board Members:

The Golden Rule Plaza, Inc. (GRP) has requested the release of $250,000 in funds provided for the Project under the linkage program. The Department of Housing and Community Development (DHCD) supports this Project and believes it is extremely important that these funds be made available as soon as possible so that the non-profit developer can maintain the positive momentum they currently have. The need for these funds stems primarily from the fact that the architect and other professionals who are providing critical services to the Project need to be paid for some of the their work as a condition for continuing their efforts prior to closing. This is standard procedure for these types of projects and is especially important for non-profit developers such as GRP who have limited resources at their disposal.

To facilitate the Board of Zoning Adjustment's release of these funds, and because we are confident that this Project will proceed toward closing, DHCD is willing to guarantee to the Office of Planning and Board of Zoning repayment of these funds. Thus, in the unlikely event that this project does not close and repayment of these funds is required under the terms of the linkage program, DHCD will provide the funds.

Should you have any questions regarding this, please let me know. I can be reached at 202.442.7282.

Sincerely,

Milton J. Bailey
Director

cc: Alicia Terry, Esq., Golden Rule Plaza, Inc.
Steve Green, Office of the Mayor