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December 18, 2000

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BY FAX AND HAND DELIVERY

Board of Zoning Adjustment for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20002

DEC 18 P 1:03

Re: BZA Case No. 16641
1210-16 Massachusetts Ave., N.W.

Dear Members of the Board:

Applicant JBG/Twelfth & Massachusetts, LLC ("JBG") respectfully requests the Board of Zoning Adjustment ("BZA" or "Board") to defer the hearing in the above-referenced case, currently scheduled for Tuesday, December 19, 2000, until the next available hearing date in February 2001. The additional time is necessary for JBG to resolve certain issues raised by the neighboring property owner to the west that only came to light last week.

JBG received a letter in opposition from Peter N.G. Schwartz and the 1234 Massachusetts Avenue LLC (collectively "Schwartz") on December 11, 2000, and met with Mr. Schwartz on December 15, 2000. JBG would like to continue its dialog with Mr. Schwartz in order to address his concerns and is hopeful that all issues can be resolved by early January. In the event that additional areas of zoning relief are necessary as a result of these negotiations, JBG requests a new hearing date that would allow enough time to provide public notice of any additional variances or special exceptions. We understand from your staff that the next available hearing date to accommodate such notice requirements is February 27, 2001.

BZA
Case No. 16641
Exhibit No. 74

16641
BZA
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16641
EXHIBIT NO.31

JBG is confident that the parties can resolve their differences during this period. We therefore request that the Board grant this deferral.

Respectfully submitted,

Whayne S. Quin

Whayne S. Quin

cc: Richard B. Nettler
ANC 2F

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