LAW OFFICES
GREENSTEIN DELORME & LUCHS, P.C.
1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605
TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DeLORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DePUY
JEFFREY H. GELMAN
ALAN S. WEITZ
WILLIAM C. CASANO
STEPHEN H. ABRAHAM
LEWIS F. MORSE
JOHN PATRICK BROWN, JR.
LYLE M. BLANCHARD
ALFRED M. GOLDBERG
DONALD F. HOLMES, JR.
MIRIAM HELLEN JONES
SARAE T. LEUCKEL
ISABEL P. RUIZ DE GAMBOA*
JAMES D. SADOWSKI
*ADMITTED IN VA ONLY

OF COUNSEL
MARK J. ZWEIFLER
ADMITTED IN NEW YORK AND NEW JERSEY ONLY

June 5, 2001

BY HAND DELIVERY

Ms. Sarah L. Robinson
816 4th Street, N.E.
Washington, D.C. 20002

Mr. Mackie J. McCrea, Jr.
814 4th Street, N.E.
Washington, D.C. 20002

Mr. Drury Tallant, Co-Chair
Stanton Park Neighborhood Association
730 3rd Street, N.E.
Washington, D.C. 20002

Re: BZA Application No. 16648

Dear Lady and Gentlemen:

I am forwarding a draft Community Development Agreement for your review and comments.

The Community Development Agreement is the result of the parties' ongoing discussions, including a May 12, 2001 meeting and Mr. McCrea's May 23, 2001 letter. The Community Development Agreement incorporates the substantive issues which have been resolved and provides a basis for ongoing discussions. Also, please note that the Community Development Agreement allows enforcement by two (2) methods, through the District and independently by the residents.

BZA
Case No. 16648
Exhibit No. 134

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.134

GREENSTEIN DELORME & LUCHS, P.C.

After you have had an opportunity to review this draft Community Development Agreement, please feel free to contact me to continue our discussions.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____
John Patrick Brown, Jr.

JPB:sp
Enclosure
cc: BP Corporation
Mr. Andrew Altman, Office of Planning
Ms. Ellen McCarthy, Office of Planning
Mr. David McGettigan, Office of Planning
Ms. Ivette Basterrechea, Chair, ANC 6A
Mr. Robert Hall, ANC 6A
Mr. G. Keith Jarrell, ANC 6A
Mr. Daniel M. Pernell, ANC 6A
Mr. Marvin F. Fields, Jr., ANC 6A
The Honorable Sharon Ambrose

159917

GREENSTEIN DELORME & LUCHS, P.C.
1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410

FACSIMILE TRANSMITTAL

Today's Date: June 6, 2001 Time: As Sent

TRANSMITTAL TO:

Individual: Ms. Sheila Cross-Reid
Company: Board of Zoning
Direct Phone#:
Fax/Telecopier #: (202) 727-6072

Total # of Pages: 3 *(including cover page)*

TRANSMITTAL FROM:

Individual: John Patrick Brown, Jr., Esq.
Phone Number: (202) 452-1400
Billing Code: 4760/004
Message:

If there is a problem with this transmission, it is important that you notify:

Name: Sharon Page Phone #: (202) 452-1400

THE INFORMATION CONTAINED IN THIS COMMUNICATION IS CONFIDENTIAL, MAY BE ATTORNEY-CLIENT PRIVILEGED, MAY CONSTITUTE INSIDE INFORMATION, AND IS ONLY INTENDED ONLY FOR THE USE OF THE ADDRESSEE. UNAUTHORIZED USE, DISCLOSURE, OR COPYING IS STRICTLY PROHIBITED, AND MAY BE UNLAWFUL. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US AT THE NUMBER LISTED DIRECTLY ABOVE, THANK YOU.