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May 16, 2002

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HAND-DELIVERED

Mr. Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
D.C. Office of Zoning
441- Fourth Street, N.W.
Room 210 South
Washington, D.C. 20001

Re: Application for R-5-A Review for the Bolling Green Apartments -Lot 25-29, Square 6092 and Lot 41, Square 6118

Dear Mr. Griffis:

This firm represents AHD, Inc. (the "Applicant"), the contract purchaser of two non-contiguous parcels of land owned by Capitol Apartments Property Associates, LP, which are the subject of separate applications to the Board of Zoning Adjustment ("BZA") filed today seeking R-5-A review for the new construction of 126 units of affordable rental housing to be known as the Bolling Green Apartments. The two parcels requiring R-5-A review will be owned, financed and developed simultaneously by the same ownership, along with a separate matter-of-right renovation of two 13-unit buildings in the immediate vicinity. To the extent that it is possible, we would request that the two applications proceed in tandem before the BZA, so that they are set down for public hearing on the same day and are, in essence, consolidated for hearing. Since the building prototypes and floor plans are identical for the two parcels, the presentation of testimony for the two hearings can be efficiently organized in a manner likely and conserve time. I intend to have discussions with BZA staff about how this can be practically accomplished.

BZA
Case No. 16904
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO.16904
EXHIBIT NO.1

In addition, we have also submitted today a written request for the BZA's consideration of a reduction in the $50,400 in filing fees assessed for these applications. The Applicant will be prepared to address its reasons for the request at the time of the public hearing as a preliminary matter and we would like to have confirmation from the BZA that the Applicant will be afforded this opportunity. I understand from Richard Nero that the BZA staff will usually in such cases retain the Applicant's check without depositing it until such time as the BZA has ruled on the request.

Very truly yours,

George R. Keys, Jr.

cc: Mr. Donald Tucker