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March 3, 2003

Richard Nero
Chief, Services & Quality Control
District of Columbia Board of Zoning
Adjustment
441 4th Street, N.W., 2nd Floor
Washington, D.C. 20009

RE: Special Exception – 2519 Connecticut Avenue, N.W., Washington, D.C.

Dear Mr. Nero:

Harmon, Wilmot & Brown, LLP represents the American Association of Homes and Services for Aging (hereinafter referred to as "AAHSA") located at 2519 Connecticut Avenue, N.W., Washington, D.C. AAHSA is submitting the attached application to the Board of Zoning Adjustment seeking a special exemption under the provisions of the District of Columbia Municipal Regulations (DCMR) Title 11, Sections 1302.4 and 1304.1 and in the alternative seeking a variance under Section 1304.2 to modify an existing use in the Woodley Park Neighborhood Commercial Overlay/C-2-A District.

We are requesting an expedited hearing before the Board of Zoning Adjustment in connection with the application. It is important to note that from the time of completion of the building in December of 2001, AAHSA has been unable to lease the ground floor space for any of the designated and restricted uses provided for in Section 1302.2 of the regulations. AAHSA is currently in discussion with a potential tenant for the use of the of the entire ground floor space. The revenue to be generated from the lease of the space on the ground floor is critical to AAHSA meeting its financial obligations and tax debt to the District of Columbia.

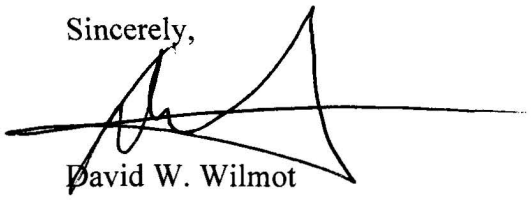
We should also note that the Woodley Park Community Association (WPCA) as well as the Advisory Neighborhood Commission (ANC) 3C supports AAHSA's request. We therefore request your expeditious and favorable consideration of the request for a special exception.

BZA
Case No. 17011
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17011
EXHIBIT NO. 1

If additional information is required, contact Ms. Andrea Bagwell of my office or me at (202) 783-9100. Thank you for your time and attention to this matter.

Sincerely,



David W. Wilmot

Enclosure