To: **Ms Jerrily Kress, Director**
The Office of Zoning for D.C.
From: Condo Association 1116 25th st. NW, Washington DC, 20037
c/o Nicole Glineur, Condo Association co-President, 1116 25th st. NW # 4, Washington D.C 20037
Date: May 16, 2005
Subject: Public Hearing Case No. 17322, May 17, 2005 at 14:00 re. the Luzon Condominium Project
Summary of Environmental, Social and Economic Impacts
The **distance** between the 1116 25th st. NW Condominium property and the subject property is about **25 feet.**

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Dear Ms Kress,

First and foremost, the 1116 25th st. NW Washington DC 20037 Condo Association would like to thank you and congratulate you for having sent us an invitation to a public hearing regarding Case No. 17322, concerning the Luzon Condominium Project, as well as for the clear publication of notice to the public of the property. This is the first transparent consultation with the affected parties, i.e. West End 25th street residents between Pennsylvania and M streets – who were not consulted for the developments of the Atlas and Columbia buildings nor were visible public notices posted. In the case of the Columbia development, the Foggy Bottom Association (which is not related to West End and is not impacted by the developments) benefited from a donation of more than $2 million from the Columbia Developers, Trammel Crow, which will not be used for the improvement, beautification and greening of the West-End area concerned but for the purposes of the Foggy Bottom Association).

Second, we are pleased to inform you that the 1116 25th st. NW Condo Association is a **proponent of the Luzon Condominium Project with reservations and suggested modifications** (detailed below) which we wish to discuss with the developers.

Third, we regret that to due to conflicting working schedules, none of the condo-association members will be able to attend the May 17 meeting. However, we look forward to further participate in a transparent and responsive process and would like to have a meeting with the developers, preferably in the evening. We are faxing you the party status application and an annex with the environmental, social, and economic impacts.

Fourth, we are summarizing below the reasons for our position as a **"proponent with concerns to be addressed".**
We applaud the Luzon Condominium Project for the following reasons:

1. The subject lot has been vacant for more than a decade creating an eyesore in the neighborhood. The proposed project will restore the neighborhood character and residential quality and value.
2. Development of high-end condominium which respect the long-term resident character and value of the neighborhood (versus the Atlas development which is changing the long-term resident character of the block with a majority of transient residents, mainly students, reported to occupy the Atlas condos).

BZA
Case No. 17322
Exhibit No. 55

Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 55

We would like the following concerns and issues to be addressed:

1. **Elimination of the proposed additional 3 floors to be constructed** – an encroachment to the historical character of the blocks and the 1990 landmarking of the Luzon as a historic building. This would respect the current zoning and historical character of the subject blocks on Pennsylvania and 25th street between Pennsylvania and M streets and would enhance the value of the proposed Luzon luxury development, with fewer units at a higher price.
2. **Continuation** of the **roof structure set-back, recreation space and yard requirements.**
3. **Moving of the garage entrance to Pennsylvania avenue.** As you know, the two new developments have brought heavy congestion on 25th streets of which the traffic carrying capacity is grossly exceeded (despites traffic studies demonstrating the contrary).
4. **Painting of the proposed brick façade on 25th street ocher or yellow, or use limestone or color bricks or colored cement.** Unpainted bricks will affect the character of the block with historical painting of the bricks which residents are investing in maintaining.
5. **Preservation and maintenance of oak trees on the side-walk of 25th street** (the Columbia Development removed 2 big oak trees to set up their working quarters on the side walk).

In gathering information on this case, we understand that approval from the Preservation Board has been granted but the **affected residents have yet to be consulted and shown the development proposal and plans for the project.** We fully understand the economic viability requirements and we are looking forward to discussing the above options with the developers, Intrepid Real Estate, who can contact us at 202 473 25 12 or via Email: nglineur@thegef.org.

Whereas, we all favor economic development, we value the respect of its environmental, historic and cultural heritage aspects, essential elements of sustainable development which represent values supported by your office. We would like to work with you towards preserving the only historic block remaining on the West side of 25th street which is surrounded by high rise buildings. We are looking forward to working with you and hearing from you as soon as possible. Please find within the environmental, social and economic impacts, and the party status application. We thank you for your attention to this matter. Should you wish additional information, please do not hesitate to contact us.

Sincerely,

1116 25th street NW Condo Association
C/O Nicole Glineur – Association Co- President
1116 25th street NW, Apt. 4
Tel: 202 473 25 12

Environmental, Social, and Economic Impacts

A. PERMANENT

1. Violation of the Historic Zoning Provisions and change of the historical character of the block with 3 additional floors
2. Loss of Light to all residents and to all the roof decks with the encroachment of the additional 3 floors
3. Loss of Air Quality and Increase in Noise Levels: due to reduction of air circulation, increased exhaust and noisefrom heating, A/C systems and cars – all resulting raises in temperatures and creation of tunnel winds
4. Loss of View
5. Loss in Property Value (older condo units on the 25th section are less desirable)
6. Increase in Traffic exceeding the carrying capacity of already Congested block
7. Decrease in already scant and abused Street Parking
8. Loss in Quality of Life

B. TEMPORARY DURING CONSTRUCTION

1. NOISE from construction, moving and idling trucks, currently ongoing
2. AIR POLLUTION (including heavy dust)
3. LANDSCAPE DISTURBANCES
   Soon to come, Condo construction site
4. CONGESTION DUE TO HEAVY TRUCK TRAFFIC

Form 140
(Revised 03/15/02)

17332 Case No.

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
GLINEUR Nicole c/o	1116 25th st NW CONDO ASSOCIATION	

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1116 25th st NW	4	Washington	DC	20037

Phone No.	Fax No.	E-Mail
472 25 12	6140650	

I hereby request to appear and participate as a party. | Signature | Date

Will you appear as a(n) ☑ Proponent ☐ Opponent | Will you appear through legal counsel ☐ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

Please refer to additional sheets

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

OWNERS

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

ABOUT 25 FEET

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?

PLEASE REFER TO ADDITIONAL SHEETS

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

PLEASE REFER TO ADDITIONAL SHEETS

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

PLEASE REFER TO ADDITIONAL SHEETS

Please see Annex

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Attention: **Ms Jerrily Kress, Director**
The Office of Zoning for D.C.

Fax: 727 60 72

5 pages

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