ARNOLD & PORTER LLP

Damon Y. Smith
Damon_Smith@aporter.com

202.942.6002
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

May 27, 2004

Carol J. Mitten
Chairperson
D.C. Zoning Commission
441 Fourth Street, N.W.
Suite 210
Washington, DC 20001

Re: Request for Party Status -- Z.C. Case No. 00-27M: Zoning Map Amendment (the "Amendment").

Dear Chair Mitten and Members of the Zoning Commission:

I am writing this letter to request party status for 1121 24th Street, Limited Partnership (the "Partnership"), the owner of an apartment house located at 1121 24th Street, N.W., Lot 831 in Square 37. (the "Tiverton").

The Tiverton is a four (4) story, forty-six (46) unit apartment building that is directly subject to the Amendment. Built in 1925, the Tiverton faces obsolescence due to its lack of elevator, central air or adequate parking. The Amendment would designate surrounding lots on Square 37 as R-5-E, while re-zoning the Tiverton as R-5-D. Needed redevelopment or rehabilitation of the Tiverton is unlikely unless the zoning proposed for it in the Amendment conforms to lots immediately adjacent within Square 37. Because the entire south portion of Square 37 will likely re-develop simultaneously, the Partnership believes that R-5-E zoning across those sites will facilitate more cohesive and comprehensive redevelopment. Spot zoning Lot 831 as R-5-D will hinder such possibilities without accomplishing the Zoning Map Amendment's goal of resolving inconsistencies among the principles of the Comprehensive Plan, present zoning and the D.C. Code.

As a result of the Amendment's differing treatment of the Tiverton, it is subject to potential adverse economic impact if the Amendment is approved without adjustment, or if it is denied outright. The Tiverton is uniquely affected as one of the few developed lots in the area designated for re-zoning under the Amendment.

The Partnership will be represented at the public hearing on the Petition by the undersigned legal counsel. Thank you for your consideration of this request.

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.86

To facilitate your review I am including a status request summary sheet with this letter. Please contact me if you have any questions or concerns.

Sincerely,

Damon Y. Smith

Damon Y. Smith

cc: Wayne Beckett
Cynthia Giordano, Esq.

Party Status Request Information Summary Sheet

(a)Name and Address and Daytime Telephone Number of Party	1121 24th Street Limited Partnership 36 Winston Dr. Belleair, FL 33756-1646 Daytime Legal Counsel Phone – (202) 942.6002
(b) Request to Appear and Participate	Requested in letter.
(c) Proponent or Opponent	Proponent with modifications as described in letter.
(d) Legal Counsel	Arnold & Porter LLP 555 12th Street, NW Washington, DC 20004 Attn: Cynthia A. Giordano, Esq., Damon Y. Smith, Esq. 202.942.6002
(e) Witness	Damon Y. Smith, Esq.
(f) Summary of Testimony	Summarized in letter.
(g) Indication of Expert Witnesses	In addition to his J.D., Damon Y. Smith holds a Master of Urban Planning degree and worked as a planner in East St. Louis, Illinois.
(h) Total Time Requested	15 minutes.
(i) Written Statement	See letter.