Revised on November 27, 2002

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November 21, 2002

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D.C. OFFICE OF ZONING
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District of Columbia Zoning Commission
441 4th Street, N.W.
Room 220
Washington, D.C. 20001
Attn.: Carol Mitten, Chairperson

Re: Zoning Commission Case No. 01-28TE
(Consolidated PUD & Map Amendment - Time Extension and Modification @200 K Street, N.E.) - Party Status Request (in Opposition) and Motion for Postponement of Public Hearing

Dear Members of the Commission:

The letter is my request for party status in opposition to the Zoning Commission Case No. 01-28TE. I am the owner of the property located at 229 K Street, N.E. This property is directly across K Street from the PUD project. I do not intend to have an attorney represent me in this case.

Since my property is located directly across K Street from the PUD project, my interests are more significantly impacted by the project than other persons in the general public. I have been one of the driving forces in making the owner of the 200 K Street property maintain the property in an appropriate manner and be clean and free of abandoned cars and run-down houses. It has been a constant struggle with this property owner.

I have attached a notice of a walking tour with Mayor Williams that occurred on June 17, 2002, a letter to the Mayor (June 17, 2002) and another letter to the Mayor (August 2, 2002). All of my actions in these instances were necessary to get the 200 K Street property owner to take responsibility for the maintenance of his property. I have also attached pictures of the 200 K Street property to help the Zoning Commission understand the problem that we face in this neighborhood. I am including these materials to show that I have played an active role in helping minimize the negative environmental, economic and social impacts that the 200 K Street property has on my property as well as the surrounding neighborhood.

ZONING COMMISSION
District of Columbia
Case 01-28 TE
Exhibit 21

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.21

The modified PUD will have environmental, economic and social impacts that I believe have the potential to negatively impact my property at 229 K Street. I believe that my request for party status fully complies with the provisions of 11 DCMR § 3022.3, as required by the Notice of Hearing for this case.

I believe that the Zoning Commission must postpone the public hearing on the modification request. I have attached a letter that I sent to the Office of Planning on November 9, 2002 about the concerns that many residents of Squares 749 and 750 have about the project. I do not feel that the 20 items listed in my letter have been fully discussed by the Office of Planning, the community and 200 K Street Limited Partnership.

Also, I think that other issues need to be addressed. Like whether affordable housing will be provided on the site? I do not know why the Office of Planning is not asking this question. Why is the modification request only about the residential portion of the PUD project and not also about the entire PUD and when this community is going to see the amenities that are supposed to happen because of the project? I also think that the Office of Planning needs to take a look at all of the projects that are happening in our neighborhood and make sure that this PUD still works for the neighborhood.

The 200 K Street Limited Partnership will be making another presentation to the full ANC 6A on Thursday, December 5th, at 7:00 pm because at the November 13th meeting they were not prepared to talk about the important issues to the community. There is not enough time between December 5th and December 12 for the community to review the plans and discuss the case. I don't think that this schedule will allow the full ANC 6A to vote on this case. The ANC law says that the Zoning Commission needs to give great weight to the ANC's decision.

In order to have a proper discussion about all of these issues, it is necessary to postpone the December 12th public hearing until January or February of next year. Like I said in my letter to the Office of Planning, we don't trust the 200 K Street Limited Partnership, but we are willing to work with them. I hope that delay will allow the Office of Planning to work with the 200 K Street Limited Partnership and the community to fully discuss the impact that this project will have on the community.

Very truly yours,

Mozella Boyd Johnson

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Enclosures

cc: ANC 6A
Councilmember Sharon Ambrose