ShawPittman LLP

A Limited Liability Partnership Including Professional Corporations

December 10, 2002

By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2002 DEC 10 PM 4:10

Re: Consolidated PUD and Zoning Map Amendment Applications
St. Luke's Condominium, LLC (Square 1935, Lots 815)

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find applications for a consolidated planned unit development ("**PUD**") and a proposed amendment to the Zoning Map of the District of Columbia. As discussed in detail in the attached statement, St. Luke's Condominium, LLC ("**Applicant**") is the contract purchaser of a portion of the above-referenced property and seeks to develop a residential project with a maximum of 44 residential units in the Massachusetts Avenue Heights and Glover Park neighborhoods at Wisconsin Avenue and Calvert Streets, N.W.

The Applicant respectfully requests that the Zoning Commission set the project down for a public hearing as soon as possible. If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8000.

Sincerely,

Phil Feola

Paul Tummonds

cc: ANC 3C
ANC 3B
Massachusetts Avenue Heights Citizens Association
Glover Park Citizens Association
Office of Planning
John Wood Bolton
Robert Montagne

Document #: 1292692 v.1

ZONING COMMISSION
District of Columbia
Case 02-57
Exhibit 1

ZONING COMMISSION
District of Columbia
CASE NO.02-57
EXHIBIT NO.1