WATERGATE EAST COMMITTEE
AGAINST HOTEL CONVERSION TO CO-OP APARTMENTS
c/o Jack H. Olender, Esq.
Watergate East
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March 1, 2004

Zoning Commission for the
District of Columbia
Suite 210
441 Fourth Street, NW
Washington, DC 20001

Re: Case No. 03-16 (PUD Modification - Watergate Hotel)

Dear Commissioners:

Pursuant to Section 3022.3 of the zoning Regulations, DCMR, the below named residents of and shareholders in Watergate East, Inc., joined together under the name of "Watergate East Committee Against Hotel Conversion to Co-op Apartments," hereby request to be admitted as a party in the referenced case pending before the Zoning Commission.

We request that the Commission waive the 14 day rule because of the extraordinary circumstances. Watergate East, Incorporated which has previously filed for party status in opposition to the application, is prohibited from expressing its official position, per order of the Delaware Chancery Court on February 25, until after a new vote is taken on the matter (presently scheduled for April 12). The vote which was invalidated by the Delaware Chancery Court had the following breakdown:

	Eligible	Yes to Sale	No to Sale	No Vote Cast
Voting Shares	73,837	33,428	28,534	11,874

(Vote was under instruction that 75% of eligible votes would be needed to approve sale)

Per Apartment	240	100	101	39
Per Owner	227	92	97	38

The invalidated vote was close. Also, based on the number of apartments and

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number of owners, the vote was close, with the majority being against the sale of Watergate East's property to Monument Residential, LLC. and against support for the co-op conversion. A large part of Watergate East's owner/residents would be effectively muzzled and deprived of a voice before the Commission if our Committee is denied party standing. Such residents would be irreparably prejudiced. This would be further exacerbated if the Committee of Concerned Owners, which supports the application, were granted party status.

As required by Section 3022.3, the following information is provided:

(a) The names and addresses of the members of the group are appended.

(b) We request to appear and participate as a party.

(c) We will appear as an opponent of the application.

(d) We will appear in proper person, not through legal counsel. We will be represented by one or more members of our group. We will designate who is authorized to speak for us.

(e) We will testify on our own behalf.

(f) We will testify that the conversion of the Watergate Hotel to co-op apartments would be inconsistent with the intent of the specific policies of the Comprehensive Plan for the National Capital and the intent of the original 1962 Zoning Commission Planned Unit Development approval and subsequent BZA processing, and would have deleterious effects on traffic, density, and livability of the Watergate complex.

(g) We may offer expert testimony if experts previously named by Watergate East are not utilized by Watergate West.

(h) We request sixty minutes to present our case.

(i) We should be granted party status because:

(1) We reside in Watergate East, which is one of the three residential apartment houses in the Watergate project.

(2) We are shareholder-members of Watergate East, Inc., which owns the apartment building located at 2500-2510 Virginia Avenue, NW.

(3) Watergate East abuts the Watergate Hotel property, the properties interconnect below grade. Above ground, Watergate East and the Watergate Hotel are approximately 100 feet apart at the closest point.

(4) As immediate neighbors of the hotel property, our interests are likely to be more significantly, distinctively, and uniquely affected by the proposed zoning action than those of the general public.

As set out above, we hereby request that the Zoning Commission grant our request to be admitted as a party in Case No. 03-16.

Sincerely,

Jack H. Olender
On behalf of those residents of Watergate East whose names and addresses are listed herewith

Committee in Formation

Names and Addresses

Jo Ann Goldberg
Watergate East, Apt. 303-N
2510 Virginia Avenue, NW
Washington, DC 20037

Jack H. Olender
Lovell R. Olender
Watergate East, Apt. 1203-S
2500 Virginia Avenue, NW
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Carol Radin
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