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BY HAND

January 14, 2004

Zoning Commission for the District of Columbia
Suite 210
444 4th Street, NW
Washington, DC 20001

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

Dear Commissioners:

This serves to request party status in the above-referenced matter. The relevant criteria and representations for party status as set out in 11 DCMR § 3022.3 are discussed below:

( b ) Frederic W. Schwartz, Jr.
Jill N. Schwartz
2700 Virginia Ave., NW
Apartment 111
Washington, DC 20037

( c ) We will appear as proponents with reservations

( d ) Frederic W. Schwartz, Jr. will testify personally, but since he is an attorney he likely will not be able to restrain himself in this regard

( e ) Frederic W. Schwartz, Jr. will be the sole witness testifying on our behalf

( f ) We own the proprietary lease for Apartment 111, 2700 Virginia Ave., NW. We previously rented a parking space in the Watergate Complex. The subject property is adjacent to the cooperative apartment building located at 2700 Virginia Ave., NW in which we reside. The distance between the properties is several hundred feet. Owners of proprietary leases and residents in structures within the PUD, of course, are more significantly, distinctively, and uniquely affected than members of the general public by the very nature of the PUD planning process which seeks to provide project-wide approval in light of the synergistic benefits which arise from project-wide consideration. For example,

Case 03-16
Exhibit 33

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.33

residents of the proposed condominium will share the resources of the Watergate Complex including, but not limited to, parking facilities. The current uses of the premises, which is to be converted from an hotel into a condominium, include amenities utilized by us. The proposed conversion would have positive environmental, economic and social advantages if the conditions imposed by the Zoning Commission on the conversion are appropriate and negative consequences if either the conditions are inappropriate or the conversion is denied. In this regard, we note that the Watergate Complex is in violation of previous Zoning Commission Orders relating to parking and contains structures which have not been approved by the Zoning Commission or BZA. The successors-in-interest to the developers of the Watergate Complex have declined to take corrective action and the matter is currently in litigation.

As to the additional information set out in 11 DCMR § 3013.1:

(e) N.A.

(f) We intend to append to our written testimony a compendium of Zoning Commission and BZA documents, but do not intend to submit newly-commissioned written reports and the like.

(g) N.A.

(h) Please see (f) above.

Respectfully Submitted,

Frederic W. Schwartz, Jr.

Jill Nevius Schwartz