FLGA

March 16, 2005

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DC Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

RE: REQUEST TO EXPEDITE ZC CASE NO. 03-22

Dear Commissioners:

As a follow-up to our letter to you dated February 23, 2005, we request that ZC Case No. 03-22 be reactivated and placed on the April agenda for hearing action. Case No. 03-22 requested that 1333 M Street, SE be rezoned from M to R-5-B. It was filed in July 2003. We were asked by the Zoning Secretariat at that time to postpone action on 03-22 in consideration of a text amendment case (04-02) filed by the DC Office of Planning. The DCOP filed Case 04-02 in response to our filing of 03-22, as it felt that the time was right to consider the area within the context of an overlay zone. We concurred and agreed to work with the DCOP.

Commissioners, because of the time delays associated with 04-02 in particular, our contractual obligation with NV/Ryan Homes is in jeopardy. The opportunity to construct the proposed 26-unit luxury town-home development at 1333 M will be lost, unless we act expeditiously to conclude either Case 04-02 or in the alternative, Case 03-22. I respectfully ask your assistance in this regard. We need a decision by June 2005 in order to save this important residential project.

We believe that an expedited processing of Case 03-22 will allow us to meet our June deadline much sooner than that of Case 04-02, which is a rulemaking case. If successful, it will allow us to satisfy our obligation with NV/Ryan Homes and break ground in the near future. The oil storage tanks have been removed from the site in preparation for development. Also, this will be NV/Ryan Homes first project in the District of Columbia.

Your assistance with this critical matter will be appreciated. We are available to assist when and where necessary. Should you need additional information, please feel free to give me a call.

Thank you.

Kind regards,

Fred Greene
cc: DC Office of Planning

ZONING COMMISSION
District of Columbia
CASE NO. 03-22
EXHIBIT NO. 11

ZONING COMMISSION
District of Columbia
CASE NO.03-22
EXHIBIT NO.11