ADVISORY NEIGHBORHOOD
COMMISSION 2D
P.O. Box 53342
Washington, DC 20009

October 6, 2003

D.C. OFFICE OF ZONING
2003 OCT 10 PM 3:52

Ms. Jerrily Kress
Executive Director
DC Office of Zoning
441 4th Street, N.W., Suite 210 South
Washington, DC 20001

Re: Zoning Commission Case No. 03-24
Proposed PUD and Rezoning at 2126 Wyoming Avenue, NW

Dear Ms. Kress:

The purpose of this letter is to express our particular support and preference for the public benefit proffered by the Applicant in this case. That public benefit was fully discussed in our public meeting of Monday, September 22, 2003. Proper notice of that meeting was given by the ANC. The number of members of the ANC that constitutes a quorum is two, and both members of the ANC were present at the meeting.

The ANC has discussed this project with the Applicant on numerous prior occasions. The nature of the public benefit under Section 2403.9 of the DC Zoning Regulations has been an issue of great interest in our community. We are a small ANC, and have never had a PUD within our boundaries. We therefore want to make sure that the public benefit that is offered by the Applicant in this case is acceptable to, and consistent with the wishes of, the greatest number of people in our relatively small ANC.

The Applicant originally proposed the establishment of a fund of $90,000, for a project or projects to be identified after full community discussion of the various alternatives. According to the transcript of the Zoning Commission's meeting on July 31, 2003, Chairperson Mitten stated that she

> "would like, if it is possible, that we have specific projects identified [for the public benefit] and that the Certificate of Occupancy could be tied to the completion of those projects, rather than having these loose ends. This is not entirely open-ended, but I'd rather have the date for expenditure of the funds tied to something related to the zoning order or the construction of the project."

While the ANC understands the desire of the Zoning Commission to have a specific project identified prior to the public hearing in this case, we have not yet been able to do so. There are a number of worthy contenders of which we are aware, and we also understand that there are others of which we have not yet been advised. The ANC strongly supports the Applicant's proposed public benefit, a copy of which is attached hereto, rather than requiring the Applicant to identify one or more projects at this time.

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 23

ZONING COMMISSION
District of Columbia
CASE NO.03-24
EXHIBIT NO.23

The Applicant's proposal grants broad authority to the community to identify a project or projects which the entire community can get behind. This is far more preferable to us than to have the Applicant pick one or two recipients for the public benefit funds, a process that we believe would cause rancor in our small ANC. The plan proposed by the applicant allows our entire community to be invested in the selected public benefit/s and to work together toward their successful implementation by the date indicated.

We thank you for your consideration and for according great weight to this report.

Most sincerely,

Sandra Perlmutter
Chair/Secretary
Advisory Neighborhood Commissioner 2D01

Mary Eva Candon
Vice Chair/Treasurer
Advisory Neighborhood Commissioner 2D02