

CAPITOL HILL GROUP

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HAND-DELIVERED

December 12, 2005

Government of the District of Columbia
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, D.C. 20001
Attn: Ms. Sharon S. Schellin, Acting Secretary

Ms. Ellen McCarthy, Director
Government of the District
of Columbia
Office of Planning
801 North Capitol St., NE
Washington, DC 20002

RECEIVED
DC OFFICE OF ZONING
2005 DEC 12 AM 11:41

Re: Case No. ZC-05-34, Map Amendment @ Square 895, Lot 76

~~Zoning Commission~~
~~District of Columbia~~
CASE NO. 05-24
12

Dear Ms. Schellin and Ms. McCarthy:

I am writing to you to respectfully request that the Office of Zoning remove consideration of Z.C. Case No. 05-34 (ANC 6C – Map Amendment @ Square 895, Lot 76) from the agenda for the Zoning Commission meeting scheduled for December 12, 2005. The primary basis for this request is to permit additional time for the owner to meet with interested community organizations and individuals in order to continue the substantial efforts made to date in an attempt to resolve our differences short of down zoning the subject parcel.

Capitol Hill Group (“CHG”), owner of the subject parcel, has been working diligently with the community groups, as well as interested individuals, in an attempt to identify and resolve certain concerns regarding the proposed development. In addition to numerous meetings over the past ten months or so, we had two recent meetings with these groups and individuals subsequent to our presentation to the Historic Preservation Review Board on October 27, 2005. We first sponsored a charette for these groups and certain individuals at the offices of the architect for the project, and this meeting was also attended by Mr. David Maloney of Historic Preservation. At this meeting, our architects presented newly proposed modifications to the proposal that was presented to HPRB and we invited comments and suggestions from the attendees regarding these new modifications. Subsequent to the charette, just last week we attended a community forum at St. James Episcopal Church (which is adjacent to the proposed development) where we again had our architects present the proposed modifications to the proposal that was presented to HPRB and again invited comments and suggestions from the attendees regarding the newly proposed modifications. We have made substantial progress

ZONING COMMISSION
District of Columbia
CASE NO.05-34
EXHIBIT NO.12

toward resolving the myriad concerns expressed by the community groups and individuals and believe that we can ultimately arrive at a mutually satisfactory resolution short of down zoning if we are granted sufficient time to continue these negotiations.

It was only on December 6, 2005, less than one week ago, that CHG received the December 2, 2005 recommendation issued by the Office of Planning regarding a setdown of the proposed map amendment to change the zoning on Square 875, Lot 76, from the R-5-D Zone District to R-5-B. Much to our surprise, on the evening of December 7, 2005, we learned that a hearing had been set by the Zoning Commission to act on the Office of Planning's recommendation. As you might expect, the owner of this property, CHG, takes great exception with this recommendation. Even though CHG immediately took steps to begin to identify and retain land use counsel in this regard, we have not been afforded nearly sufficient time prior to the hearing scheduled for this evening to determine what our rights may be regarding the proposed setdown let alone agree on the appropriate strategy to utilize in opposition to the proposed down zoning.

For the foregoing reasons, we request that the Zoning Commission's proposed consideration of the Office of Planning's recommendation concerning the subject parcel be delayed for a period of sixty days in order to permit CHG to sufficient time to ascertain whether we can reach a mutually acceptable resolution of these issues with the community plan that would render the Office of Planning's recommendation regarding a change in zoning a moot point. Thank you in advance for your cooperation and assistance.

Sincerely yours,



Capitol Hill Group
Peter C. Shin, President

cc: Carol J. Mitten, Chairman
Anthony Hood, Vice-Chair
Commissioner Gregory N. Jeffries
Commissioner Kevin Hildebrand
Commissioner John Parsons

#05-34

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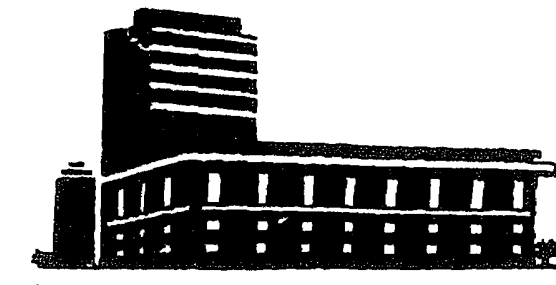
Fax Transmission Cover Sheet

Fax Number (202) 727-6072Transmitting 3 Pages, Including Cover PageDate: 12/12/05Attn: SHARON SCHELLINComments: MS. SCHELLIN- WE WOULD GREATLYAPPRECIATE IT IF YOU COULD ENSURETHAT EACH OF THE COMMISSIONERS RECEIVESA COPY OF THIS LETTER PRIOR TO TOMORROW'S MEETING.
THANK YOU!From: DONALD HARTMAN

Department: _____

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Zoning Commission
District of Columbia

CASE NO. 05-34

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