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March 19, 2012

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Request of Applicant for Further Deferral of Hearing Action in Z.C. Case No. 11-11; Planned Unit Development and Amendment to the Zoning Map regarding 1711 Florida Avenue, NW (Square 2562, Lot 95) ("Application")

Dear Chairman Hood and Members of the Commission:

At the July 25, 2011 Public Meeting the Zoning Commission deferred action on the Application for six (6) months to March 26, 2012.

This letter, on behalf of the Applicant, 1711 Florida Avenue Property, LLC, is to request a further deferral of action for six (6) months on the Application so that the Applicant may continue to work with the community, ANC 1C and the Office of Planning on its proposed development project, amenities and benefits and other matters.

Following the July 25th Public Meeting, the Applicant met with members of the local community and attended the August 1, 2011 ANC 1C Planning Zoning and Transportation Committee meeting, chaired by Commissioner Wilson Reynolds. At this meeting it became apparent that members of the community had significant concerns about the Applicant's plans for the site with specific focus on height, density and elements of the exterior design. Immediately after this meeting, with private input from a couple of community members, the Applicant began preparing to initiate a series of community forums which would cover all aspects of the Project. This collaborative process would provide input for the Applicant's next steps in planning the Project.

However, in October 2011, an adjacent property was marketed for sale which the Applicant believed could benefit the development of the subject site in an assemblage. Since such an assemblage could have significantly impacted a new design of the Project, the Applicant put a hold on initiating both the community forums and a redesign. Unfortunately, by February 1, 2012, it was apparent to the Applicant that the adjacent property was entering the contract phase for another developer. Any joint development seems unlikely today.

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ZONING COMMISSION
District of Columbia

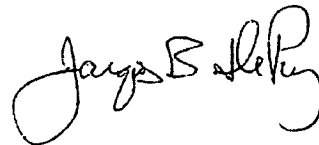
ZONING COMMISSION
District of Columbia
CASE NO. 11-11
EXHIBIT NO. 12

At this point, the Applicant elected to undertake a broad review of development options to test the feasibility of less density and height for the Project. The design and construction team recently provided “broad brush” schematics and estimates for multiple options. The Applicant developed these concepts into a series of financial studies. This process was near completion at this writing.

The Applicant is now planning to re-engage the community but will require an additional extension of six (6) months to gather input and make modifications to the PUD proposal.

If this request is granted, after further meetings are held with the community, ANC 1C and the Office of Planning, the Applicant will contact the Office of Zoning to request that the Application be placed on a future public meeting agenda.

Sincerely,



Jacques B. DePuy



Kate M. Olson

CERTIFICATE OF SERVICE

I hereby certify that on March 19, 2012 a copy of this Letter was served by first class mail or email, as indicated below, on the following:

By First Class Mail

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