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2014 DEC 23 AM 9:10

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Washington, DC 20024

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December 22, 2014

Anthony J Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, Northwest
Washington, DC 20001

In re Case No. 11-13A
Supplemental filing

Dear Chairman Hood,

My wife and I are property owners within 200 feet of the proposed project and are Parties to this matter. We object to the applicant's request for extension of time, and filed our initial objection on December 20.

Please accept the two attached documents as supplements to our letter of objection in ZC Case 11-13A. These documents emphasize the conflict between the applicant's proposal and the draft Small Area Plan for our neighborhood and we fully support them.

One document is a statement from the President of Carrollsburg, A Condominium, the 425-unit development where we live and which borders the proposed PUD.

The second document is a petition from residents of Waterfront Tower, a condominium development that is located across the street from the proposed PUD.

While neither of these developments are officially "parties" to the original case (11-13), their concerns reflect my own and I wish to ensure that those concerns are included in the record. Therefore, I ask that these documents be filed as part of my objection.

Sincerely yours,

Robert Weller

Regina Weller

for > < > < >

ZONING COMMISSION
District of Columbia
CASE NO. 11-13A
EXHIBIT NO. 70
ZONING COMMISSION
District of Columbia
CASE NO. 11-13A
EXHIBIT NO. 6

Carrollsbury, A Condominium

1250 4th Street SW
WASHINGTON, D.C. 20024

December 21, 2014

DC Zoning Commission
441 4th St NW
Washington, DC 20001

Re: Opposition to the Extension of the St. Matthews PUD (Case No. 11-13A)

Dear Chairman Hood and Commissioners,

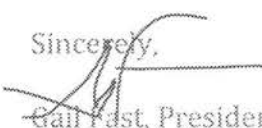
Carrollsbury, A Condominium does not support the extension brought forth by the developer and echoes the concerns raised by the ANC6D's letter to the Commission that this project does not conform with recommendations made in the Office of Planning's draft Southwest Small Area Plan. This plan will soon go before the Mayor and City Council, and this project fails to meet many of the recommendations including:

- Setbacks and height limits
- Design characteristics that are grossly out of character with current Southwest architecture
- Lack of accessible open spaces and canopied tree lines

Nothing has changed to justify an extension. There was considerable oral and written testimony during the PUD and variance hearings concerning the preponderance of water on the property. Maps of the project site from the early 20th century suggest that sub-surface water continues to exist today. Also, there was much discussion of the so-called "black mold" due to the moisture, and the health issues associated with it. In fact, Commissioner Hood granted a postponement to ensure the developers were aware and had a plan to resolve the issues.

So, to now to have them surprised that the site continues to be located in a Flood Zone and needs an additional \$4.5 million to compensate for potential water problems – the very same water problems that caused the previous building to be uninhabitable – seems ridiculous and is an obvious stall tactic. We urge the Zoning Commission to follow the recommendation of the ANC, and if unable to postpone the hearing, to deny the developers' request for the extension.

Sincerely,



Gail Fast, President

Carrollsbury, A Condominium Homeowners Association

12/21/2014 - PETITION TO DCOZ/ZC
FROM RESIDENTS OF WATERFRONT TOWER,
1101 3rd St SW, WASHINGTON, DC 20024

Case No. 11-13A

We oppose any PUD extension for St. Matthew's Redevelopment, DCOZ case #11-13, 222 M St. SW. While we realize the SW-Small Area Plan was completed after this project was initially approved, it needs to be reconsidered, as it conflicts with the SAP in many areas:

Green Oasis: plan puts gated green area behind building, no setback along M St.

Thriving Town Center: store with limited hours provides inadequate local retail and street activity.

Modernist Gem: 11-story massive building creates canyon along M St., towers over existing modernist structures.

Owners (Unit #) at 1101 3rd St. (corner of M SW)

(11 actual signatures below on original)

Trey Wann, Unit 613
Maureen Boyle, Unit 811
Beulah Brock, Unit 604
Hara Ann Bouganin, Unit 415
Olivia Paek, Unit 313
Roxanne Numuzi, Unit 801
Leigha Gooding, Unit 106
William Gooding, Unit 106
Anna Graziano, Unit 112
Naomi Shelton, Unit 102
Audrea Hennis, Unit 116