August 7, 2003
318 Second Street, S.E.
320 Second Street, S.E.
322 Second Street, S.E.
324 Second Street, S.E.
326 Second Street. S.E.
Washington, D.C. 20003

By Federal Express

Mr. Alger Stoneburner
Folger Park, L.L.C.
210 D Street, S.E.
Washington, D.C. 20003

Maiden and Associates
8030-B Georgia Avenue
Silver Spring, Maryland 20910

Linden Contracting, Inc.
1212 Butterworth Ct.
Stevensville, Maryland 21666

BB&T
1308 Devils Reach Rd.
Woodbridge, Virginia 22192

Ms. Bobbe Ward
Sotheby's Washington Fine Properties
3201 New Mexico Avenue, Suite 220
Washington, D.C. 20016

Re: 210 D Street, S.E.

Dear Sirs and Madams:

We have significant concerns about the site development you and your companies are undertaking at 210 D Street, S.E. in the District of Columbia.

First, you failed to exercise requisite care in your excavation of the site. As a result, you encroached upon our property, and destroyed an easement that our properties share in common. As you are aware from deeds on file with the Register of Deeds, our property lines extend 81 feet, 9 ½ inches from the outer front wall of our homes, bringing our property lines approximately 4 to 4 ½ feet beyond the brick fences that have existed on our properties for many, many years. With respect to that area behind our fences, our properties, by deed, share a

BZA
Case No. 17085
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17085
EXHIBIT NO. 21

perpetual right of way, upon which you trespassed, and then destroyed and rendered useless.

Second, you have not obtained a building permit for the construction of three townhouses which, according to your plans, are each to be only 16 feet wide, in violation of R4 zoning regulations, for which you have not sought or obtained a variance.

We want specific guarantees that you will comply with District of Columbia zoning regulations and building codes, and that your construction will fully protect our property and easement rights. If we do not receive these satisfactory assurances within seven business days, we will instruct our attorney to seek an injunction and to prepare to file suit against you.

Sincerely,

Karla Winters (Representing Winberg Trust
Which Owns The Property Of 318)
318 Second Street, S.E.

Mary Ann Snow
320 Second Street, S.E.

James K. Marsh
318 Second Street, S.E.

Louise F. Smith
322 Second Street, S.E.

Larry K Smith
322 Second Street, S.E.

Tracy N. Gruis
324 & 326 Second Street, S.E.

cc: (By First Class Mail)

David P. Sheldon, Esquire
ANC 6B Representative
Office of Advisory Neighborhood Commissions
1350 Pennsylvania Avenue
Washington, D.C. 20004

Mr. Denzil Noble
Acting Zoning Administrator
D.C. Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E., Suite 2000
Washington, D.C. 20002

Mr. Richard Nero
D.C. Office of Zoning
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

Mr. Fydney Lester
Acting Program Manager for Building Inspection Division
Building and Land Regulation Administration
941 North Capitol Street, N.E., Suite 2000
Washington, D.C. 20002

Capitol Hill Restoration Society
Post Office Box 15264
Washington, D.C. 20003

Ms. Lisa Burcham
State Historic Preservation Officer
D.C. Historic Preservation Division
801 N. Capitol Street, N.E., Suite 3000
Washington, D.C. 20002

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