

A.R. Meyers + Associates Architects, Inc. AIA

Architecture Interiors Planning

December 3, 2012

Linn Meyers
1741 Kilbourne Place, NW
Washington, DC 20010-2605

RE: Kilbourne Renovations

Dear Linn,

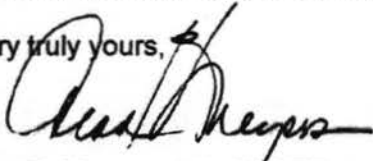
Per your request, I have spoken with two contractors regarding the estimated cost of creating an internal stairway from the existing terrace level apartment to the apartment on the first floor.

First, please recognize the havoc and replanning that will be required with the existing floor plans, terrace level and first floor. Also, please recognize that plumbing, gas piping, ductwork and electrical lines will all have to be relocated. The terrace level apartment will have to be vacated (due to relocation of bathroom and kitchen) for approximately five to seven weeks. New foundations will be required for columns to support the opening that will be needed to accommodate the stairway. Approximately 60 to 70 square feet will be needed on both levels to accommodate the new stair. Aside from the extensive drywall repairs that will be required, the floors will need to be refinished at both levels.

The contractors have given me a range of costs from \$40,000 to \$45,000 to accomplish this work. I believe that these costs could escalate significantly with consideration of the amount of remodeling at each level that will be required. This, of course, does not include design and permitting costs. And, further, does not recognize the loss of rent.

If I can be of further assistance in this regard, please do not hesitate to call.

Very truly yours,



Alan R. Meyers, AIA, NCARB
President

DEC 4

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18452

EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 18452
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