1301 20th Street NW #202
Washington, DC 20036

February 16, 2000

Government of the District of Columbia
Board Zoning Adjustment
441 4th Street NW
Suite 210
Washington, DC 20001

FEB 22 P 4:10

Jerrily R. Kress

RE : Application #16552

I am writing you in regard to an application that has been made by Lynee M. Hornyak and Michael Petite for a special exemption under Section 508 to use premises for office use, respectively units 104 and 117 in an SP-2 District at premises 1301 20th Street NW (Square 115, Lot 83).

I am asking the board to use caution in granting the request. I have lived in the Lauren for the past 13 years and the special exemption process has been a real mess. Right now as far as I know, no one in the building has a special exemption. I don't think exemptions should be given out until there is a set plan by the BZA for everyone in the building. For example if you do grant the request, how many requests are you going to grant in the building ? Is it going to be limited to the first floor ? I would be opposed to that because my apartment is on the 2nd floor and I would limited in my resale ability.

In addition there have been times when the business owners interests have overridden the non business owners. A lot of money was spent on remodeling the lobby and some of the business owners pushed thru another expediture which cost the condominium thousands of dollars.

I have been happy living in the building, if I do choose to move, I would like to have the chance to rent or sell my unit to a business. Whatever you do please look at the big picture, because your decision today will affect everyone in the building. I would delay granting any approval until a plan is in place which all owners of the Lauren can use as a guide.

I would suggest that you consider allowing the first two floors of the building to be used for business. There can be a problem with offices on higher floors. I would also urge you to look at the Lauren as a separate building. Please don't compare us to the NEWPORT or any of the other buildings in the neighborhood. Look carefully at the past history . Thank you for your consideration. I can be reached at 202-331-3833

Dave Lilling
Owner Apartment 202

~~Sincerely,~~

~~[Click here and type signature]~~

BZA
Case No. 16552
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16552
EXHIBIT NO.25