HAMILTON AND HAMILTON, LLP
ATTORNEYS AT LAW
1775 PENNSYLVANIA AVENUE, N.W., SUITE 1100
WASHINGTON, D.C. 20006-4605

(202) 463-8282
FACSIMILE (202) 463-7282
EMAIL: MAILBOX@HAMILTONLAW.COM
WWW.HAMILTONLAW.COM

SUITE 204
401 EAST JEFFERSON STREET
ROCKVILLE, MARYLAND 20850

SUITE 201
400 NORTH COLUMBUS STREET
ALEXANDRIA, VIRGINIA 22314

MICHAEL A. CAIN

MEMBER D.C. AND MARYLAND BARS

WRITERS DIRECT EMAIL: MAC@HAMILTONLAW.COM

July 20, 2000

DISTRICT OF COLUMBIA
OFFICE OF ZONING
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VIA HAND DELIVERY

Ms. Jerrily H. Kress, FAIA
Director
District of Columbia Office of Zoning
Room 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Application of The Phillips Collection, *et al.*, for FAR and Lot Occupancy Variances and Special Exception for Roof Structure at 1600 - 1618 21st Street, N.W. (Square 66, Lots 74, 819 and 827)

Dear Ms. Kress:

Enclosed please find the joint application of The Phillips Collection and Brian E. and Jennifer B. Giannattasio for (a) variances from the maximum allowable FAR and lot occupancy standards set forth in Sections 402.4 and 403.2 of the Zoning Regulations of the District of Columbia (11 D.C.M.R. (Zoning) §§402.4, 403.2), and (b) for a special exception authorizing the location of a new stair/mechanical penthouse pursuant to Section 411.11 of the Regulations. The variances and special exception are necessary to permit The Phillips Collection to make certain improvements to the existing museum property at 1600-21st Street, N.W. (Lots 74 and 819 in Square 66) and allow expansion into the adjacent property at 1618-21st Street, N.W. (Lot 827) in the D/DC/R-5-B Zone District. Also enclosed are the following attachments to the application:

(a) letter authorizing the undersigned and Hamilton and Hamilton, LLP to act as agents for The Phillips Collection in connection with this application;

(b) letter authorizing the undersigned and Hamilton and Hamilton, LLP to act as agents for Brian E. and Jennifer B. Giannattasio;

BZA
Case No. 16618
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16618
EXHIBIT NO.10

(c) Zoning Self-Certification Form (3 pages) by David A. Cos, FAIA (KressCox Associates);

(d) plat of Lots 74, 819 and 827 in Square 66 showing the boundaries and dimensions of existing and proposed improvements;

(e) site plan, elevations and architectural plans (2) showing the proposed improvements to and expansion of the museum;

(f) four (4) photographs showing existing improvements on Lots 74, 819 and 827;

(g) a statement of existing and intended uses;

(h) the names and addresses of all property owners within 200 feet of the boundaries of said Lots; and

(i) the names and addresses of all persons having leases for any portion of the subject parcels.

A check payable to the D.C. Treasurer in the amount of $3,600.00 for the requisite filing fee is also enclosed.

Request for Expedited Hearing

The Phillips Collection has entered into a contract to purchase 1618-21st Street, N.W. (Lot 827) from the Giannattasios. Pursuant to that agreement, The Phillips Collection must exercise its option to acquire the property by early November 2000 or forfeit its deposit. The parties were on track to file this application in time to allow the Board to schedule a hearing before that deadline and, thus, afford The Phillips at least a reasonable opportunity to assess whether it would be able to carry out its expansion plan. There is little likelihood of expansion in any other direction at its present location. However, an unanticipated client conflict required The Phillips Collection to obtain substitute counsel in late June, which necessarily delayed preparation of this application. Accordingly, the parties respectfully request that the Board schedule this application for public hearing at the earliest possible date, before October 31, 2000.

Thank you for your assistance in this matter of great importance to the parties. If you have any questions, or if you require any additional information in order to process this application, please call us at 202-463-8282.

Sincerely,

HAMILTON AND HAMILTON, LLP

Michael A. Cain

Diane P. Pritchett

MAC:rhs
Enclosures

cc: Mr. Kyle Pitsor
Chairperson, ANC 2B

Mr. Alan L. Wurtzel