Ernst A. and Ruth M. Nussbaumer
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BY CERTIFIED MAIL

December 4, 2000

The Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

attention: Director JERRILY R. KRESS, FAIA

In response to APPLICATION NUMBER 16641
of JBC / Twelfth and Masachusetts,L.L.C.

Dear Sir,

We are the owners of the property and building located at 1204 Massachusetts Avenue, N.W., Washington, D.C. 20005 (Square 283, Lot 46) directly adjacent to 1210 Massachusetts Avenue.

We have a Right of Way for purpose of ingress and egress to and from the rear 1210 Massachusetts Avenue. N.W., Washington,D.C. as recorded in Book 10910, Page 489 under Right of Way Agreement.

We understand that JBC / Twelfth and Massachusetts, L.L.C. are applying for a special exception of Section 411 and for a variance of Subsection 773.3 and 776.4.

We object granting a variance on the ground it is not in accordance to the existing Zoning Code and would harm our business operation at 1204 Massachusetts Avenue, N.W.

Sincerely,

Ernst A. Nussbaumer

Ruth M. Nussbaumer

BZA
Case No. 16641
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16641
EXHIBIT NO.25