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March 9, 2001

DELIVERY BY HAND

Robert Sockwell, Chairperson
Board of Zoning Adjustment
District of Columbia
441 Fourth Street, N.W.
Suite 210
Washington, D.C. 20001

D.C. OFFICE OF ZONING
RECEIVED
2001 MAR -9 PM 3:51

Re: BZA Case No. 16676 -
Hearing Date March 13, 2001

Dear Chairperson Sockwell:

I am writing on behalf of Carol Walker to clarify her request for party status in the above-referenced hearing before the Board. On March 8, 2001, this firm was retained to assist Ms. Walker in her opposition to the grant of a special exception in this case.

It appears from papers Ms. Walker supplied me yesterday that she filed a written opposition on February 27, 2001. Her letter states more than a sufficient basis for concluding that her interests as an adjacent property owner are significantly, directly and uniquely affected, and that she is otherwise entitled to party status in this matter. However, she was not assisted by counsel at that point and as a result did not word her letter so as to fully comply with DCMR § 3106.2.

I wish to make clear that Ms. Walker does wish to be a party in this matter and be represented by counsel. She is the one property owner most directly, immediately and adversely affected by the requested special exception. If the application is granted, she will be surrounded on two sides by new development, an effect that is obviously more significant, distinct and unique than that on the general public. DCMR § 3106.3.

While this request could be viewed as technically untimely, in fact, it should be deemed a clarification of Ms. Walker's earlier letter, which was timely under DCMR § 3106.2.

BZA
Case No. 16676
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16676
EXHIBIT NO.31

Even if deemed untimely, however, I respectfully request that party status be granted. There is no prejudice to the applicant,who has had the full period of time to be made aware of Ms. Walker's interest and opposition, and to be prepared to respond to her concerns. Moreover, this request is being filed as soon as possible after Mr. Walker obtained counsel and is being faxed to the applicant's agent.

Very truly yours,

David W. Brown

cc: Poretsky Building Group
(By fax and mail)