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June 12, 2001

D.C. BOARD OF ZONING
2001 JUN 12 PM 3:57

BY FACSIMILE

Ms. Sheila Cross-Reid
Chairperson
Board of Zoning Adjustment
441 Fourth Street, N.W.
Room 210
Washington, D.C. 20001

Re: BZA Application No. 16676

Dear Chairperson Reid:

After the Board's original hearing date in this case, the Applicant has continued to work with the Advisory Neighborhood Commission, the adjacent property owners, and the various District and federal agencies. These discussions have progressed, but have not been finalized.

At this stage, the Applicant is not able to provide the typical prehearing statement outlining the proposal in the required detail. However, the broad outlines of the revised proposal are taking shape which responds directly and favorably to the issues raised by the Board, the neighbors and ANC 4A. Specifically, the number of townhouse units has been reduced from thirteen (13) to twelve (12) and the english basement/accessory apartment option has been eliminated. Each of the townhouses will be a single unit which will feature a front entry indoor garage. In addition, at least twelve (12) and as many as sixteen (16) additional exterior parking spaces will be provided. The Applicant is also attempting to respond fully and fairly to the concerns and requests raised by the immediate neighbor.

As negotiations continue, the Applicant expects to be able to finalize its revised proposal and submit it to the Board and interested parties in advance of the June 26, 2001 hearing date.

BZA Case No. 16676 Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.16676
EXHIBIT NO.40

GREENSTEIN DELORME & LUCHS, P.C.

Thank you for the Board's continued interest and patience in this matter.

Sincerely yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: John Patrick Brown, Jr.

JPB:sp
cc: Advisory Neighborhood Commission 4A
David W. Brown, Esquire (by facsimile)
Mr. Steve Cochran, Office of Planning (by facsimile)
Honorable Adrian Fenty, Ward 4
160404

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