LAW OFFICES
GREENSTEIN DELORME & LUCHS, P.C.

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DeLORME
VINCENT MARK J. POLICY
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DONALD F. HOLMES, JR.
MIRIAM HELLEN JONES
SARAE T. LEUCKEL
ISABEL P. RUIZ DE GAMBOA*
JAMES D. SADOWSKI

*ADMITTED IN VA ONLY
+ADMITTED IN FL, IL AND MA ONLY

1620 L STREET, N.W., SUITE 900

WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410

OF COUNSEL
MARK J. ZWEIFLER
ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

August 29, 2001

**BY FACSIMILE AND FIRST-CLASS MAIL**

Richard B. Nettler, Esq.
Robins, Kaplan, Miller & Ciresi, L.L.P.
1801 K Street, N.W.
Suite 1200
Washington, D.C. 20006

Re: **BZA Application No. 16740**

Dear Richard:

On behalf of Mr. Jacobsen, I want to thank the community members for taking the time meet regarding this important matter. At the meeting, Mr. Jacobsen presented the community members with a revised house plan and several alternative options for the layout of the site for their consideration and comment. Copies of this material were provided to the community members.

At the meeting, community comments were limited and lacked specificity. Mr. Jacobsen would welcome receiving more specific and detailed comments no later than Friday, September 7, 2001 so that these comments could be incorporated into a further revision to the proposed plan.

Several community comments appear worthy of note and further inquiry. First, one person seemed to express the group consensus that "we don't care about the house." At the same time, Ms. Lanius focused her attention on the restrictions established in the overlay, but did not specify the exact nature of her concerns. Again, further guidance is required because, as you know, the existing plan complies with all zoning restrictions,

BZA
Case No. 16740
Exhibit No. 73

Board of Zoning Adjustment
District of Columbia
CASE NO.16740
EXHIBIT NO.73

except the tree removal limitations. Obviously, the landscaping/ reforestation plan was of central concern to the community. Mr. Jacobsen is ready to make substantial changes to the existing revised landscaping plan to respond to these issues, but cannot complete that revised plan until the underlying issues of house design and location are more definitively addressed by the community.

Mr. Jacobsen looks forward to receiving specific and detailed additional comments from the community which will enable this planning process to move forward promptly. If you have any questions, please do not hesitate to contact me.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____
John Patrick Brown, Jr.

JPB/sp
cc: Eleanor Roberts Lewis, Esq., Chair, ANC 3D
Ms. Sherri M. Pruitt, Board of Zoning Adjustment
165349