May 4, 2001

Ms. Sheila Cross Reid, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Ms. Reid:

We own the property at 1524 12th Street, NW, which is directly behind the property that is the subject of this application (1523 Vermont Avenue). Our garden runs along the alley north of 1523 Vermont Avenue and our roof top deck overlooks the property. Given our location, our property would be the most likely to be affected by a roof top deck at 1523 Vermont Avenue. We have reviewed the plans for the proposed roof top deck and rear access for this application.

This letter confirms that the proposed project will not have any negative impact to our property. We support the owners' project and their application for a variance from the DC Zoning Regulations.

Paul Von Donop
1524 12th Street, NW

Vikki Vrooman
1524 12th Street, NW

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Case No. 16741
Exhibit No. 12

Board of Zoning Adjustment
District of Columbia
CASE NO.16741
EXHIBIT NO.12