Law Offices
STEPHEN N. GELL
A Professional Corporation

1101 30th St. N.W.
Fifth Floor
Washington, D.C. 20007
Telephone: (202) 625-8311
Facsimile: (703) 522-5503

December 10, 2001

Geoffrey H. Griffis
Chairman
Board of Zoning Adjustment
Room 210
441 4th St, NW
Washington, D.C. 20001
By Facsimile

Re: Lot 818, Square 1236, 1324 27th Street, N.W.
BZA Case Nos. 16810

Dear Mr. Griffis:

I represent Ms. Lori Trautwine and Mr. Jeffery G. Joyner who have filed an application for a special exception under Section 223 of the Zoning Regulations to build an addition to their house at 1324 27th Street, N.W.

Following a series of meetings with the adjacent neighbor, Dr. Gordon Joiner, who has vigorously opposed the 8-foot full-width addition, we decided to propose an alternate plan for the addition which would address what we understood to be his major concerns. We proposed building a 12 foot L-shaped addition. The first 3 feet would be at full width, which is matter of right, and the remaining 9 feet would be built three feet from Dr. Joiner's property line. This three foot side yard would extend the open space at the rear of his house from 15.9 feet to 18.9 feet.

The pull-back would leave us with a 7 foot wide addition (outside dimensions), a bare minimum to work with. Dr. Joiner, appeared pleased with the direction in which we were heading but felt he could not accept less than a 4 foot setback extending 11 feet. He also opposed the first three feet at full width. Unfortunately, we were not able to bridge the gap. At the ANC 2E hearing on December 4, we presented both the 8 foot addition, as filed with the BZA, and the alternate plan. After listening to all parties they voted unanimously to reject the 8-foot proposal and to support our alternate.

BZA
Case No. 16810
Exhibit No. 23

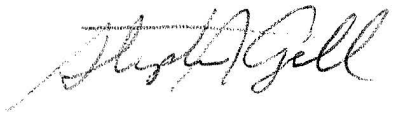
Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.23

Accordingly, we hereby request that the Board permit us to alter our proposal in line with the plans approved by ANC 2E.

It should be noted that the setback creates a three foot wide court. We discussed the matter with the Zoning Office staff which advised that the change is cognizable under the Board's Section 223 Special Exception jurisdiction. They further said they would recommend that the Board go forward on January 2, 2002 without readvertising. They reached this conclusion on the grounds that since it was presented at an ANC meeting at which the interested parties participated, there has been sufficient notice. Moreover, the revision does not constitute a substantial change in the scope of the project.

We respectfully request that the Board concur with this recommendation and allow us to proceed on January 2, 2002 with the public hearing.

Yours very truly,



Stephen N. Gell