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November 29, 2001

Ms. Jerrily Kress
Mr. Rick Nero
Office of Zoning
441 4th Street, NW
Washington, DC 2001

Re: Application for Special Exemption
The Stuart Building, LLC
1750 N Street, NW
case no. 16827

Dear Ms. Kress and Mr. Nero:

At Mr. Nero's suggestion, I am writing to request that my case be set for an expedited hearing in order to avoid further delay in the conversion of what has been a vacant building to productive use and, frankly, to avoid as much financial drain as humanly possible!

I am a solo practitioner attorney. I have been a DC resident and taxpayer since 1975. After many years of government service (including serving as an Assistant US Attorney for the District of Columbia), I entered private practice in 1987. In 1992, I set up my own practice and happily sublet an office from a large law firm's DC branch office for nine years. Unfortunately, the law firm merged with another firm and evicted me and several other solo attorneys. It then occurred to me that it would be a good idea to find an office I could purchase so that I would never have to move again.

To make a long story short, I found out that 1750 N Street, an 1880's era townhouse which was then occupied by the Phi Delta Phi Legal Fraternity, was for sale in February 2001. It took me until July 2001 to consummate the purchase because of the difficulty of finding a lender that would finance both the purchase and construction necessary to renovate the building and make it economically viable. Because the prices of even a shell on that block are very high, I had to pay (meaning the bank had to pay . . .) $1 million to acquire the building and the renovation will cost over $800,000. This entire deal was premised on the building

Board of Zoning Adjustment
District of Columbia
CASE NO.16827
EXHIBIT NO.25

BZA
Case No. 16827
Exhibit No. 25

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being fully constructed and occupied by about February 2001. Well, various factors conspired, including delay in the completion of drawings for permits, etc. When I applied for a new certificate of occupancy, I learned to my surprise that despite the fact that the entire block is filled with similar buildings with offices and that the zoning permits this use as a matter of right that I had to go through the time and expense of applying for a special exception in order to go forward.

In practical terms, this delay costs me approximately $5,550 per month in mortgage interest payments on an empty building and cuts into my construction budget which is very tight. This ignores principal payments which cannot begin until I get some renters!

Mr. Nero also suggested that my application be for general office purposes instead of just for professional offices, so I would like to amend my application in that way.

I promise that I will get everything you need for me to go forward on this application to your office by next Wednesday at the latest. I appreciate any help you can give me.

Sincerely,

Pamela B. Stuart

Pamela B. Stuart, for the
Stuart Building, LLC

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FACSIMILE TRANSMITTAL COVER SHEET

Number of Pages (including cover sheet) 3

Please deliver this FAX to:

NAME: Ms. Terrily Kress / Rick Nero

ORGANIZATION: Office of Zoning

FAX NUMBER: 727-6072

TELEPHONE NUMBER: _____

If you do not receive all pages, please call 202-835-2200

REMARKS:

per my conversation with Mr. Nero

client charge number: 0001052