THE STUART BUILDING, L.L.C.

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D.C. OFFICE OF ZONING
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Board of Zoning Adjustment
District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Statement of Existing and Intended Use for
1750 N Street, N.W., Lot 70, Square 159

Dear members of the Board:

I am submitting the following information concerning the existing use of 1750 N Street, NW and the plans of the owner, the Stuart Building, L.L.C. for its renovation and use as professional offices.

Existing use:

1750 N Street is a Victorian-era townhouse built approximately in 1888. It currently is configured as offices but is in need of a substantial renovation for modern use.

The building is currently vacant. It was most recently occupied by Phi Delta Phi, a national legal fraternity, which used the building as its national headquarters. The building was used as offices for various staff members and for storing property of the fraternity. The fraternity owned the building for about 18 years and then sold it to the 1750 N Street Company in 2000 which then sold it to the Stuart Building L.L.C. in July 2001.

Intended use:

The Stuart Building, L.L.C. intends to substantially renovate and upgrade the interior of the building to bring it up to modern standards and to comply with various aspects of the building and fire codes. In order to make the building economically viable, we propose to expand the building by extending the upper stories to

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CASE NO.16827
EXHIBIT NO.2

BZA
Case No. 16827
Exhibit No. 2

meet the "footprint" of the second floor at the rear of the building and converting an attic into office space. The expansion will be approximately 1500 square feet.

Other than restoration of the original facade and upgrading/restoration of windows, no substantial changes to the front of the building are planned. Upon completion, The Stuart Building LLC will be used for offices of attorneys (including the managing member of the LLC who is an attorney) and possibly other licensed professionals. An elevator will be installed to facilitate access. The plans provide for a total of ten offices with shared kitchen, bathroom and conference room facilities.

Every effort will be made to preserve the historic character of the building which is in remarkably good shape for its age. I have submitted a copy of the architect's renderings of the existing building configuration and our planned expansion/renovation.

I have enclosed BZA Form 2, BZA Form 1, a copy of the letter of denial from the Office of the Zoning Administrator which reflects that the application for a Certificate of Occupancy (application no. 21083) was denied because of the need to obtain a special exception from the BZA for the intended use in an SP-1 district. I have also enclosed pre-printed mailing labels for all owners of buildings within a 200 foot radius of 1750 N Street as determined by the Office of Tax and Revenue as well as labels for the local ANC 2F and for the Dupont Circle Citizens Association. I have also enclosed photographs of the front and rear of 1750 N Street and a selection of nearby buildings to show the character of the surrounding area. I am also submitting a check for the required fee. The building currently has 5221 square feet of space and occupies a lot of 1817 square feet.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Pamela B. Stuart

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Enclosures