JEFFERY A. TOMASEVICH

1459 CORCORAN STREET, NW
WASHINGTON, DC 20009-3803
(202) 518-9246
jtomasevich@hotmail.com

April 16, 2002

Ms. Jerrily Kress
Director, Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2002 APR 16 PM 4:37

Re: BZA Application No. 16862
(Zoning Self-Certification for 1459 Corcoran Street, NW)
Hearing Date: April 23, 2002
OPENING STATEMENT

Dear Ms. Kress:

Enclosed with this letter is my "Opening Statement" in support of my variance requests, BZA Application No. 16862.

Please do not hesitate to contact me if you need additional information or if I can be of any assistance. Thanks in advance for your assistance in this matter.

Sincerely,

Jeffery A. Tomasevich

Jeffery A. Tomasevich
Owner

BZA
Case No. 16862
Exhibit No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO.16862
EXHIBIT NO.19

BZA Application No. 16862

OPENING STATEMENT
IN SUPPORT OF VARIANCE REQUESTS

Hearing Date: April 23, 2002

Background. I purchased my house at 1459 Corcoran Street, NW in October of 1999. To the best of my knowledge, the house itself was constructed around 1900. In the early 1990s, the owners converted it from a single-family townhouse into a 2-unit townhouse by adding an apartment (with a valid certificate of occupancy) that occupies approximately two-thirds of the basement. Adding the apartment did not add to lot occupancy.

The house is in substantially the same condition as when I purchased it. Specifically, I have added no new structures to the house. Thus, the lot occupancy of the house has not changed — the lot occupancy was 80.4% when I purchased it in October 1999 and it remains the same today.

Proposal. I wish to add an elevated metal grate walkway in the back courtyard of my house so that I can access an existing patio (located on top of an existing garage) from my dining room and kitchen located on the first floor of my house.

The Property is Unique and Affected by an Exceptional Circumstance or Situation. My townhouse is unique is two pertinent ways. First, the existing patio sits on top of an existing garage, and — most importantly — the top of that garage (the floor of the patio) is about four feet higher than the floor in the first floor of my townhouse. Because of this construction, it is not possible to walk directly from the first floor of the house to the existing patio. Instead, as described below, access is only via a circuitous route that has one walking from the first floor to the basement through the court and then up two separate sets of stairs.

Second, the design of the house creates a "natural" court in the back of the house. The front half of the house (which faces Corcoran Street) is about five feet wider than the rear of the house (which faces the alley between Corcoran and R Streets). This narrowing of my townhouse creates the court into which I would like to build the elevated metal walkway.

I am not aware of any other townhouses at least on the north side of my block on Corcoran Street that are constructed in the same manner of (1) having a patio at a level that is four feet higher than any floor in the house and (2) having a natural court creating by the unique design of the house and abutting building.

The Current Situation Presents a Substantial Practical Difficulty. Both the dining room and kitchen are located on first floor of my house, but currently there is no way for me to access the patio from the first floor of my house. The roof of the garage, on which the existing patio sits, is approximately four feet above the first floor prohibiting direct access from the kitchen to which the patio is adjacent. *See* Drawing SK-2 (attached).

The only way to access the patio presents substantial practical difficulties. First one has to walk down a full flight of stairs from the kitchen to the basement, walk through the basement for approximately 15 feet, exit the basement through a side door that leads into the existing court, walk approximately 20 feet toward the back of the house to a set of four concrete stairs, walk up those stairs, then walk up a full flight of wooden stairs along the side of my garage to the patio, and finally climb through a metal railing that surrounds the patio. As a result, I rarely, if ever, use the patio.

Adding the proposed elevated metal walkway (and converting existing windows in my dining room and kitchen into doors that will open onto the elevated metal walkway) would eliminate this substantial practical difficulty: One would be able to walk directly from either my dining room or kitchen onto the proposed elevated metal walkway, walk for approximately 20 feet to and then up four stairs onto the existing patio on top of the existing garage.

The proposed elevated metal walkway would make it much easier and more convenient for me to use the existing patio. The proposed elevated metal walkway would add no new living space to the house, as it would merely provide a means to access the existing patio. The elevated metal walkway would be constructed of metal grating so that it would not serve as a roof; the area below would remain partially open to the sky. Finally, as is clear from the description of the proposed elevated metal walkway, the house would remain a 2-unit townhouse.

There is no Substantial Detriment to the Zoning Plan. Earlier this year, I sent a letter to all of my 52 neighbors within 200 feet of my townhouse informing them of the project and asking whether they would sign the letter and return it to me to indicate that they did not object to my getting a variance. All told, 27 of my neighbors replied, and none indicated that they opposed the project. In fact, several either crossed out the words "do not oppose" and wrote "support" or wrote "good luck." *See* Letters (attached).

There was no opposition to this at the Community Development Commission ("CDC") meeting of my ANC. The vote to recommend to the ANC that it support the project was unanimous. Based on the recommendation of the CDC, my ANC voted in favor of this project.

Finally, I will submit before the hearing a letter from the tenant in my basement apartment in which he states that we have discussed the project and that he supports my getting the necessary variances.

Variances Required. As I understand the zoning requirements, before I can add the proposed elevated metal walkway, I need two variances.

1. The first variance is required under § 2001.3 to build the portion of the proposed elevated metal walkway within the existing court. Although this structure would not increase lot occupancy, because the area occupied by the court is already included in lot occupancy because it is less than 5 feet wide, I understand that I need a variance because the existing condition (with lot occupancy of 80.4%) does not conform to lot occupancy requirements for the R5B Zone (which sets the maximum lot occupancy at 60%).

With respect to the first variance, I submit that a variance should be given for the following reasons. As set forth above, the existing building was built in 1900, well before the Zoning Act of 1958, and should not be expected to fully comply with those regulations. Second, I purchased the property in October 1999 with the current non-conformance and with the existing patio above the existing garage, and have done nothing to increase lot occupancy since that time.

In addition, pursuant to § 2001.3, I understand that there are three issues that need to be addressed for an addition like the proposed elevated metal walkway:

a. "*The structure shall conform to percentage of lot occupancy requirements.*" As mentioned above, the existing structure was built with the existing non-compliance prior to the Zoning Act of 1958, and I have done nothing since purchasing the property in October of 1999 to add to lot occupancy. The variance I request is merely for an addition that does not increase living space. It would only provide an outdoor elevated walkway connecting one part of the existing structure (specifically the dining room and kitchen on the first floor) to another part of the existing structure (the

existing patio on top of the existing garage). Additionally, because the structure itself will be metal grating it will not provide a roof over the area below.

b. "*The addition or enlargement itself shall conform to use and structure requirements.*" The proposed addition will conform to residential use permitted in this R5B Zone, and the structure will conform to all applicable local and national building codes. I have hired a licensed and accredited architect and will hire a licensed, professional contractor to supervise the construction of the proposed elevated metal walkway, which have all necessary permits.

c. "*The addition or enlargement itself shall not increase or extend any existing, non conforming aspect of the structure, and shall not create any new nonconformity of structure and addition combined.*" As noted above, the portion of the addition within the existing "court less than 5 feet wide" would not increase the non-conforming lot occupancy of the structure because this part of the court is already considered part of lot occupancy. (Please note, however, that a small portion of the proposed elevated metal grate walkway will not be located in the court that is less than 5 feet wide. This portion of the metal walkway will measure approximately 3' 9" x 6' 0"(maximum) and will occupy approximately 20 ft^2. It will thus increase the non-conforming lot occupancy by about 1%. I am also seeking a variance pursuant to § 403, *see* below, for permission to build this portion of the proposed elevated metal walkway.)

2. The second variance is required under § 403 to build the small portion of the proposed elevated metal walkway over a portion of the existing court that is more than 5 feet wide (and thus which is not already included in lot occupancy). This portion of the proposed elevated walkway is approximately 20 ft^2 and adds a mere 1% to lot occupancy, increasing it from 80.4% to 81.4%.

With respect to the second variance, I submit that a variance should be given for the following reasons. First, as stated before, the existing building was built around 1900, years before the Zoning Act of 1958 was enacted. As such, the house should not be expected to fully comply with those regulations. Second, I purchased the property in October 1999 with the current non-conformance and with the existing patio above the existing garage. I have done nothing to increase lot occupancy since I purchased the house. Third,

and most importantly, as detailed above, the current condition presents a practical difficulty for gaining access to the existing patio as it requires a very circuitous route to get from the main living areas of my house to the existing patio. Finally, I have worked with my architect to design the walkway to have the smallest possible increase in lot occupancy, and the resultant increase in lot occupancy is only approximately 1%.

* * * *

This request is respectfully submitted so that I can access my existing patio above my existing rear garage directly from the first floor of my residence.

I hope the BZA will give favorable consideration to my variance requests.

1 PROPOSED SECTION

1/8"= 1'-0"

Ossolinski ARCHITECTS

5232 44th Street, NW Washington, DC 20015

Phone:202.966.9449

Fax: 202.966.8561

Tomasevich Residence

Section- Rear Walkway

Scale: NA

Date: 12 February 2002

SK-2

4 PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

Ossolinski ARCHITECTS

5232 44th Street, NW Washington, DC 20015

Phone:202.966.9449
Fax: 202.966.8661

Tomasevich Residence
Plan- Rear Walkway

Scale: NA
Date: 12 February 2002

SK-1

1 PROPOSED SECTION

1/8"= 1'-0"

Ossolinski ARCHITECTS

5232 44th Street, NW Washington, DC 20015

Phone:202.966.9449
Fax: 202.966.8661

Tomasevich Residence
Section- Rear Walkway

Scale: NA
Date: 12 February 2002

SK-2

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Christina L Kminek
1625 15th St., NW
Unit 1
Washington, DC 20009

Dear Ms. Kminek,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

THE WALKWAY WILL NOT BE VISIBLE from either Corcoran street or the alley.

Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Christina L Kminek

Christina L Kminek

March 3, 2002

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Michael J. O'Brien
1625 15th St., NW
Unit 8
Washington, DC 20009

Dear Mr. O'Brien,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Michael J. O'Brien

2-21-02
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Thomas M. Hansson
1457 Corcoran St., NW
Washington, DC 20009

Dear Mr. Hansson,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

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Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Thomas M. Hansson

2/28/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Michele Gragnolati
1455 Corcoran St., NW
Washington, DC 20009

Dear Ms. Gragnolati,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

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Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Michele Gragnolati

Michele Gragnolati

03-04-2002

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Rahul C. Desai
1453 Corcoran St., NW
Washington, DC 20009

Dear Rahul C. Desai,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Rahul C. Desai
Rahul C. Desai

Feb 23 2003
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Joseph Tartaglione
1451 Corcoran St., NW
Washington, DC 20009

Dear Mr. Tartaglione,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Joseph Tartaglione

21 Feb 2002

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

James Samuel Nathan
1450 Corcoran St., NW
Washington, DC 20009

Dear Mr. Nathan,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

James Samuel Nathan

2/21/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Marc S. Appelbaum
(1449 Corcoran St., NW, Unit 3)
3215 Leland St.
Chevy Chase, MD 20815

Dear Mr. Appelbaum,

I am the owner of 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

THE WALKWAY WILL NOT BE VISIBLE from either Corcoran street or the alley.

Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many owners of nearby houses as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Marc S. Appelbaum

2/22/02
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

J. S. Chalmers et al.
1448 Corcoran St., NW
Washington, DC 20009

Dear J. S. Chalmers et al.,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

J. S. Chalmers et al.

2-26-02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Frank Gainer & R. Santos
1447 Corcoran St., NW
Washington, DC 20009

Dear Frank Gainer & R. Santos,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

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Frank Gainer / R. Santos

Frank Gainer & R. Santos

2/24/07

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Ella M. Schiralli
1446 Corcoran St., NW
Washington, DC 20009

Dear Ms. Schiralli,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

THE WALKWAY WILL NOT BE VISIBLE from either Corcoran street or the alley.

Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Ella Schiralli

Ella M. Schiralli

3/3/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Robert L. Froman, Jr. & Clark H. Blouir
1444 Corcoran St., NW
Washington, DC 20009

Dear Messrs. Froman and Blouir,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Jeff Tomasevich

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Robert L. Froman, Jr. & Clark H. Blouir

22 II 2

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Robert D. Baker & Agneta J. Baker
1443 Corcoran St., NW
Washington, DC 20009

Dear Mr. and Mrs. Baker,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Robert D. Baker & Agneta J. Baker

3/18/02
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Stacy Michelle Bruner
1442 Corcoran St., NW
Unit 3
Washington, DC 20009

Dear Ms. Bruner,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Stacy Michelle Bruner

2 March 2002

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Tuan A. Nguyen
1442 Corcoran St., NW
Unit 1
Washington, DC 20009

Dear Tuan A. Nguyen,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Tuan A. Nguyen

Tuan A. Nguyen

2/26/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

John J. & Anne W. Welch
1441 Corcoran St., NW
Washington, DC 20009

Dear Mr. and Mrs. Welch,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many neighbors as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Anne & John Welch

John J. & Anne W. Welch

4/28/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Dennis & Lien K. James
(1439 Corcoran St., NW)
3903 Highwood Ct., NW
Washington, DC 20007

Dear Dennis & Lien K. James,

I am the owner of 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

THE WALKWAY WILL NOT BE VISIBLE from either Corcoran street or the alley.

Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many owners of nearby houses as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Dennis & Lien K. James

Feb 21, 02
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Peter L. Rubin
2009 Belmont St., NW
Unit 304
Washington, DC 20009

Dear Mr. Rubin,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I ~~do not oppose~~ support granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Good luck with the reservations.
Pet

Peter Rubin
Peter L. Rubin 1438 Corcoran St, NW Washington, DC 20009

2/20/02
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Evelyn Y. Boyd
1436 Corcoran St., NW
Washington, DC 20009

Dear Ms. Boyd,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Evelyn Y. Boyd

Evelyn Y. Boyd

Feb. 26, 2002

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Winfred Myrick
1435 Corcoran St., NW
Unit 8
Washington, DC 20009

Dear Winfred Myrick,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Winfred Myrick

3/3/02
Date

FOR <COMPANY> LETTERHEAD

William Halbert, Chairman
Washington, D.C. Regional
Council of Carpenters
[Address]

Dear Sirs:

We are in receipt of the Agreement between the Washington, D.C. Regional Council of Carpenters (the "Union") and the Construction Contractors Council, Inc.–AGC Labor Division ("CCC") dated May 1, 2001 and terminating on April 30, 2004. It is our intention to enter into this Agreement with the Union immediately upon acceptance by the Union of the following clarifications.

1. <COMPANY>, and its successors and assigns, ("<COMPANY>") does not grant to the CCC or to any other management association the right to bargain on its behalf, and <COMPANY> reserves all such bargaining rights solely to itself.

2. The Agreement we enter into is a "Pre-Hire" Agreement in accordance with Section 8(f) of the National Labor Relations Act ("Initial Agreement").

3. The Term of the Initial Agreement shall be from execution of this Letter Agreement until April 30, 2001. Thereafter, <COMPANY> shall continue to be bound to the terms of the Initial Agreement until such time as it is replaced by a new Agreement negotiated between the CCC and the Union ("New Agreement"). At that time, <COMPANY> shall have fourteen (14) business days to examine the New Agreement to determine if it will also be bound by it and will notify the Union in writing accordingly. If <COMPANY> determines not to ratify or be bound by the New Agreement, then the Initial Agreement between <COMPANY> and the Union will cease. If <COMPANY> determines to ratify and be bound by the New Agreement, then the term of the New Agreement shall be for one (1) year, provided that it will automatically renew for a second (2nd) year unless <COMPANY> or the Union notifies the other within thirty (30) days of its expiration that they do not wish to renew. In that event, the New Agreement between the Union and <COMPANY> shall cease.

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Stella L. Kendrick
1435 Corcoran St., NW
Unit 7
Washington, DC 20009

Dear Ms. Kendrick,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Stella L. Kendrick

Stella L. Kendrick

02/26/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

K. F. Leacock,Jr. & F. Rodd
1435 Corcoran St., NW
Unit 4
Washington, DC 20009

Dear K. F. Leacock, Jr. & F. Rodd,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

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K. F. Leacock, Jr. & F. Rodd

02/22/02
Date

Good luck w/ your project!

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Kenneth L. Lebon, Jr. & Cherylyn A. Harley
1435 Corcoran St., NW
Unit 3
Washington, DC 20009

Dear Mr. Lebon and Ms. Harley,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

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Kenneth L. Lebon, Jr. & Cherylyn A. Harley

2.28.02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Douglas W. Newcomb
1435 Corcoran St., NW
Unit 2
Washington, DC 20009

Dear Mr. Newcomb,

I am your neighbor at 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

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Sincerely,

Jeff Tomasevich

Jeff Tomasevich

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Douglas W. Newcomb

Douglas W. Newcomb

3/2/02

Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Jeffrey C. Smith
(1435 Corcoran St., NW Unit 1)
961 N. Mountain Ave
Bound Brook, NJ 08805

Dear Mr. Smith,

I am the owner of 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

Enclosed with the letter is a separate page with two drawings. "Drawing SK-1" shows that I have an existing small patio on top of my garage. It is the only "back yard" space I have and it is currently very difficult to access. The patio is about 30" higher than my first floor, so I can only get to the patio by going downstairs, though the basement, outside, and then back up another, longer, flight of stairs to the patio.

Instead of this long route, I would like to build a walkway in the area between my house and the condominium building at the corner of 15th and Corcoran. It would directly connect my first floor with the patio, as shown on "Drawing SK-2."

THE WALKWAY WILL NOT BE VISIBLE from either Corcoran street or the alley.

Our ANC will vote on whether to support my application for a variance. It would be helpful to have the consent of as many owners of nearby houses as possible beforehand.

Thus, could you help me? If you do not oppose this walkway, please sign this letter in the place provided, and send it back to me in the enclosed stamped and addressed envelope. (I have also included two copies of this letter, so you can sign one and keep one for your files, if you so desire.)

If you have any questions about my proposed exterior walkway, please call me at (202) 518-9246, as I would be happy to answer them. Thanks in advance for your consideration.

Sincerely,

Jeff Tomasevich

I do not oppose granting a zoning variance to the owner of 1459 Corcoran Street, NW, to permit an exterior walkway to be built in the back of the house as described in this letter and on the drawings enclosed with this letter.

Jeffrey C. Smith

Feb. 24, 2002
Date

JEFFERY A. TOMASEVICH

1459 Corcoran Street, NW • Washington, DC 20009-3803 • (202) 518-9246

Jeffrey Cartwright-Smith
(1435 Corcoran St., NW, Unit P4)
961 N. Mountain Ave.
Bound Brook, NJ 08805

Dear Mr. Cartwright-Smith,

I am the owner of 1459 Corcoran Street, and I'm writing to you to seek your consent to my getting a zoning variance so that I can build an exterior walkway in the back of my house.

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Jeffrey Cartwright-Smith

Feb 24, 2002
Date