Mr. Permit

April 29, 2002

Ms. Jerrily Kress, Director
District of Columbia Office of Zoning
441 4th Street, NW
Room 210
Washington, DC 20001

Re: Case number 16863, Application of S $ P Properties for a variance located at 420 M Street, NW, Washington, DC

Dear Ms. Kress:

Attached herewith please find a Summary of Testimony by Witnesses. It is anticipated that our case will require approximately 30 minutes to present.

If you have any questions, please feel free to contact me. The best time to reach me is after 1:00 PM weekdays.

Sincerely,

James F. Smith
"Mr. Permit"

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BZA
Case No. 16863
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16863
EXHIBIT NO.20

420 M Street, NW

BZA Case Number 16863

Additional Information Supplied to the Board of Zoning Adjustment

Summary of Testimony by Witnesses

At the hearing, four witnesses will provide oral testimony, James F. Smith, Brad Sligh, the Applicant, Gregory Zahn, AIA, the Project Architect, and Gladys Hicks, Zoning Consultant.

Altogether, the Applicant's presentation will require approximately 30 minutes.

James F. Smith will testify as to the condition of the property, the zoning history of the property, the character of the surrounding neighborhood and the compatibility of the proposed addition within the surrounding neighborhood. He will discuss the Historic hardship of the property, which is in the Mount Vernon Square East Historic District.

Brad Sligh, (the Applicant) will testify as to the circumstances which led to his purchase of the property, and the circumstances which led to his desire to construct a six unit apartment house.

Gregory Zahn of Zahn Design Architect, PLLC, will discuss his designs and the hardships placed upon the design by the Historic Preservation Review Board.

Gladys Hicks, Zoning consultant, will testify about the zoning issues related to this case. Specifically, among other issues, discussing the fact that due to the carriage house being at the rear of the lot and being oversized, consisting of two stories, that any use of the carriage house and any use other than single family residence would trigger an instant action before the Board of Zoning Adjustment. She will further discuss the percentage lot occupancy portion of the variance, and the reason why the Applicant seeks a variance in the amount of 8.8 percent of the lot occupancy, due to the limitations placed upon the project by the Historic Preservation Review Board, and the variance request for Section 2001.3..

James F. Smith will provide a conclusion and summary statement.

The oral presentation will be accompanied by an architectural board(s) to assist the presentation.