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January 8, 2003

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D.C. OFFICE OF ZONING
2003 JAN -8 PM 3:35

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001
By fax and mail

Re: BZA Case No. 16920, 1629 21st Street, N.W.
(Square 93, Lot 122)

Addition to Draft Findings of Fact and Conclusions of Law

Dear Mr. Griffis:

The Office of Planning, dated January 3, 2003, provided the Board with a set of 5 conditions which we had submitted to the Office during our discussions. I note that we had neglected to include the conditions regarding operations of the gallery and residential portions, security lighting, and tenant rules in our Draft Findings of Fact and Conclusions of Law

The purpose of this letter is simply to acknowledge that if the special exception is granted, we would be bound by those conditions, since we had incorporated them in our Neighborhood Cooperation Agreement. We would have no objection to the Board's adding them to the list of conditions we formally proposed.

Yours very truly,

Stephen N. Gell

Stephen N. Gell

cc: Andrea Marinkovich, William Bass, Vince Micone, Stephen Saltzburg.

BZA
Case No. 16920
Exhibit No. 81

Board of Zoning Adjustment
District of Columbia
CASE NO.16920
EXHIBIT NO.81