October 8, 2002

2829 Connecticut Ave. NW
Washington, DC 20008

Mr. Jerrily R. Kress, FAIA
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Dear Mr Kress,

We are writing to voice our strong objection to the request of Mr. Michael Meier for purposes of re-zoning Unit #103 in the Carlton Condominium, 2829 Connecticut Avenue NW , Washington, DC 20008 **(Application #16936)**.

My aunt was an original tenant in this building when it was converted to condominiums in the early '70's. At that time, there was a doctor's office in the building but it was understood then, and until today, that no further commercial development of any units could or would occur.

The entire building was never designed or intended for commercial use. Parking spaces are woefully inadequate to even handle the needs of current residents and their guests, let alone outside clients or customers. The building itself is over 40 years old and not soundproofed, nor are the elevators capable of handling additional traffic.

Furthermore, as owners we would have no control over the types of business which could arise, especially if another owner like Mr. Meier decided to sub-lease a property. It appears that Mr. Meier is attempting to subvert the existing covenants which have satisfactorily protected the owners' rights for over 30 years. And finally, his actions have resulted in unwarranted legal expenses for the owners as a result of his covert approach to applying for this zoning exception without ever having brought the issue to our board's attention until the last minute.

Therefore, we, as owners for the past 12 years, once again urge you to deny **Application #16936** for any variance in zoning to Unit #103 in the Carlton Condominium.

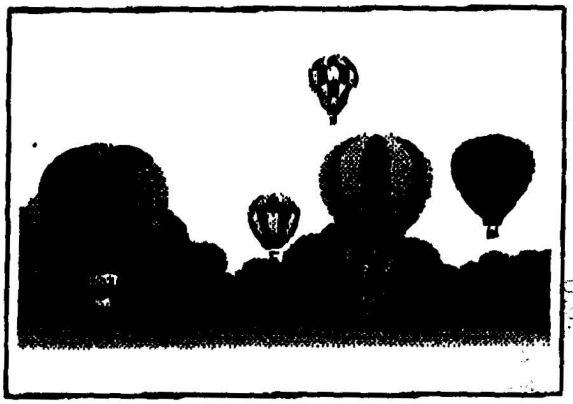
Sincerely,

William E. and Joy D. Swartz

BZA
Case No. 16936
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16936
EXHIBIT NO.41

Fax Message to:



District of Columbia
Board of Zoning Adjustment

Please Distribute to:

Mr. Jerrily R. Kress

This cover sheet is 1 of 2 pages sent by:

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If fax is not clear or you do not receive the number of pages specified above, please call sender at (717) 737-7850.

Please include with appeal regarding Application #16936

Thank You -