October 25, 2002

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D.C. OFFICE OF ZONING
2002 DEC 13 PM 3:21

Board of Directors of the St. Nicholas Condominium
2230 California Street, NW
Washington, DC 20008-3836

Re: Renovations at:
2234 California Street, NW, Washington, DC

Dear Members of the Board of Directors:

Jon and I have met with Bob Bagnall and Alex Tang to review their renovation plans and discuss their renovation process as it relates to changes being made that are directly adjacent to our terrace area.

We have been assured by both Bob and Alex that the changes being made to their patio area will not result in reducing our privacy. In particular, we have discussed the protection of the existing vegetation and the privacy that it affords to our terrace area. We have been assured that their contractor will build a structure to support the vegetation during the renovation process and following the completion of the process, the vegetation will rest on the new fence surrounding their patio at the same height as it currently exists. They have agreed to work with us to ensure this is done in a way to preserve the vegetation (which is very mature and provides privacy for our terrace as well as their terrace area).

In light of these discussions and provisions we have agreed to, we do not have any objections to this application for zoning relief for the renovation plans.

Very truly yours,

Michele D. Ross

Jon-Christopher Bua

MDR:bb

BZA
Case No. 16981
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 16981
EXHIBIT NO. 8