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June 3, 2003

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

Re: 3934 McKinley Street, N.W., Square 1747, Lot 60
BZA Case No. 17019 - Prehearing Statement

Dear Mr. Griffis:

As an addition to our previous submissions, we are pleased to provide the following documents:

1. A petition signed by 15 close neighbors supporting the special exception. We are not aware of any opposition.
2. Survey plat on which Mr. Beidler, the architect for the project, has drawn the outlines of the adjacent house on McKinley Street.
3. A letter from Mr. Beidler indicating that the percentage of lot occupancy after construction of the garage will be 33%.
4. Pictures showing
    a. several garages on the alley, and
    b. the rear of the house with the new as-of-right addition under construction.

At its hearing on April 28, 2003, ANC 3G voted unanimously to support the application.

Our witnesses will be Steven Seelig and Charlet Wang, the owners of the subject property, and Michael Beidler, the architect.

Please call if there are any questions.

Yours very truly,

Stephen N. Gell

Enclosures
cc: Steven Seelig, Charlet Wang

BZA
Case No. 17019
Exhibit No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO. 17019
EXHIBIT NO. 19

Petition Regarding Proposed Zoning Exception Application for 3934 McKinley Street.

Dear Neighbor,

As you have seen, we are undergoing extensive renovations on our house based on permits filed and approved by the City. We hope to be completed during the beginning of June (according to our contractor Harry) if there are no more weather related delays.

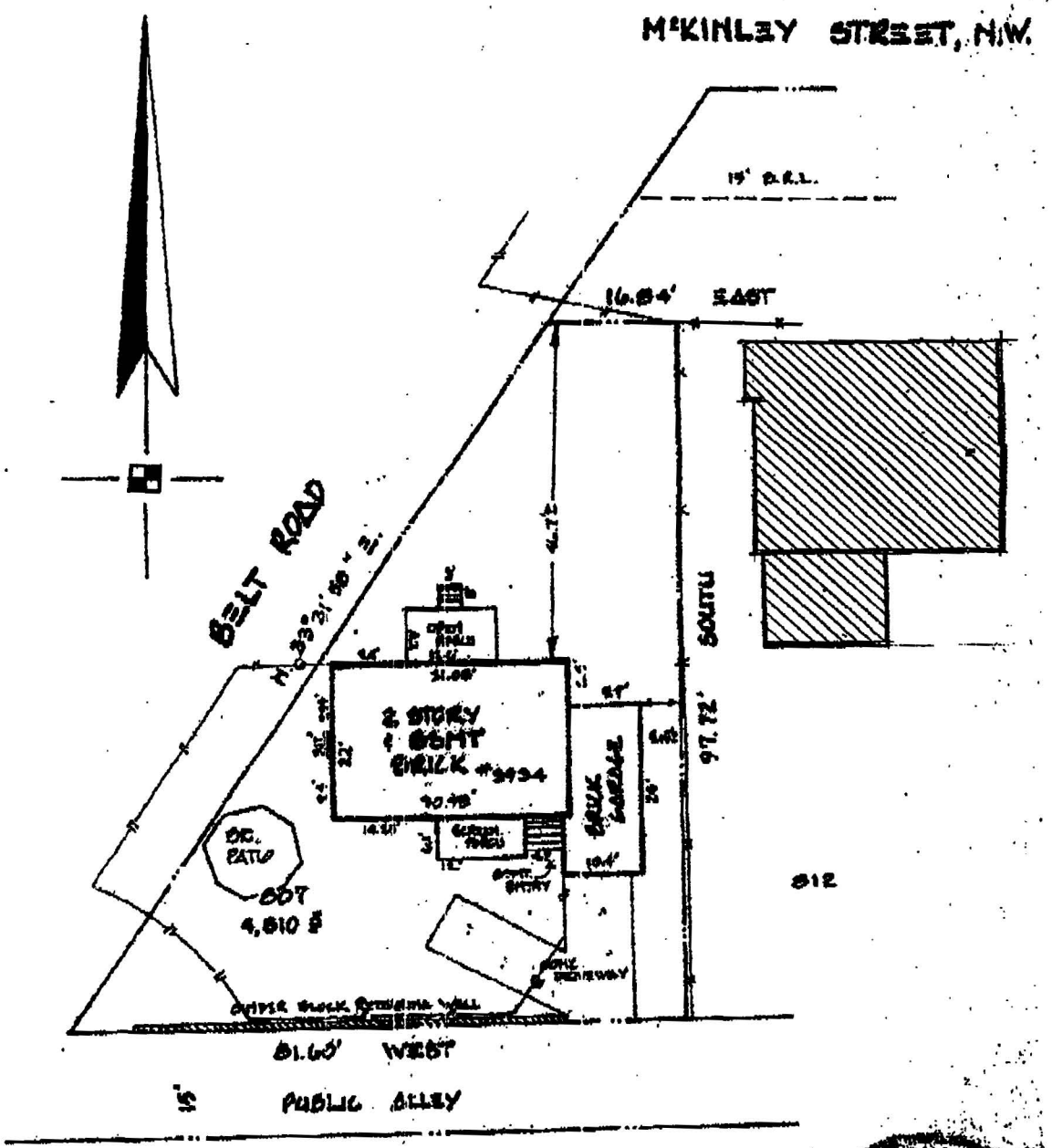
There is one last piece of the puzzle for which we will need to file for a zoning exception with the City - to construct a one-story, two-car garage in the space between the alley and the new construction. We built into our old garage with the new construction. The attached plan indicates the size and location of the planned garage.

We are asking for your support in our application to the City and would be grateful if you would sign the attached petition as evidence of that support. We thank you for your patience during this construction and hope it has not presented too much inconvenience to you.

Charlet and Steve

	Address	Name	Signature	Date
1	3615 Belt Road NW	Mandy Katz		4-24-03
2	3937 McKinley St NW	Pamela Dawley		4-24-03
3	3923 McKinley St NW	Beth Shavet		04-24-03
4	3925 McKinley NW	Tom Lippman		04-24-03
5	3931 MORRISON ST.	S B LIEBERMAN		4/24/3
6	3929 Morrison St	Melissa Williams		4/24/03
7	3925 Morrison St NW	Lisa Greenman		4-24-03
8	3925 Morrison St NW	Tal Coles		4-24-03
9	3930 McKinley St NW	Bruce Levin		4/24/03
10	3938 McKinley St NW	Beryl Blacka		4/25/03
11	3926 McKINLEY ST NW	WILLIAM WOODARD		4/25/03
12	3920 MCKINLEY ST. NW	MICHAEL FIORE		4/25/03
13	3918 McKinley ST NW	John Rigby		25 April '03
14	3933 Morrison St.	Sherman Robinson		26 April '03
15	3932 McKinley St.	Michael Haarfen		4/26/03

LAK TECH ASSOCIATES, INC
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740
301-277-8808



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL

FROM : TROUT FAX 202-659 1091 PHONE NO. : 202 659 0600 May. 23 2003 04:15PM P2

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22 May 2003

Mr. Steve Seelig and Ms. Charlet Wang
3934 McKinley Street, N.W.
Washington, D.C. 20015
202 363 5816

By fax *202 363 2488 seelig/ wang*
703 522 5503 Gell

Dear Steve and Charlet:

We re-figured the lot coverage for your project, including the garage, the total new lot coverage is 1632 sqft, with lot size 4920 sqft. or 33%.

I have attached a sketch from you original plat showing the approximate location of the adjacent house, based on our photo's only. We never did survey your lot which would have located this adjacent house, however I think this will meet your requirements.

Let me know if I can be of further assistance to you in this effort.

Sincerely;

Michael Lee Beidler
Trout Design Studio

Cc: Steven Gell by fax.

2112 WARD COURT, NW
WASHINGTON, DC
20037-1209

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