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July 18, 2003

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

Re: 2708 44th Street, N.W. Square 1340, Lot 35
Application for Variance - BZA Case No. 17039

Dear Mr. Griffis:

In filing the application for a variance for the subject property, we requested variances from Sections 400.1, regarding number of stories, and 1543.3, regarding the gross floor area. In doing so, we paid a fee of $1,600 for two variances.

In its report to the Board, the Office of Planning stated that it has concluded that the correct calculation of the gross floor area would put us under the limitation. It further said that it has requested a recalculation from the Department of Consumer and Regulatory Affairs. If the Department does so, and/or the Board concludes that a gross floor area variance was not needed, we request a refund of the $800.00.

Thank you for your attention to this matter.

Yours very truly,

Stephen N. Gell

Enclosures
cc: John McAdams
John McGettigan

BZA
Case No. 17039
Exhibit No. 35
Board of Zoning Adjustment
District of Columbia
CASE NO. 17039
EXHIBIT NO. 35