April 12, 2004

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St. NW Suite 210-S
Washington, DC 20001

2004 APR 16 AM 10:19
D.C. BOARD OF ZONING ADJUSTMENT

Regarding: Case #17154 BRUNO FRESCHI

To Whom It May Concerning:

I am giving this written testimony, in the above captioned matter, on behalf of my sister, Annmarie Emmet the owner of property at 2525 Queen Anne's Lane NW. Please see her attached letter addressed to you dated March 16th. My. Sister is serving with the Peace Corps in Africa and lives in traditional housing with no running water or electricity. She has no access to a Notary.

Miss Emmet's feelings are quite strong in NOT wanting to see any structure erected that violates the existing lot line provisions or height restrictions for this neighborhood. She points out that the existing regulations are in place " For a good reason" and to change or violate them at this time would diminish the values of the neighborhood.The building would be out of character as compared to the others that are now there.

Others have pointed out that the proposed 4th floor include a faux mezzanine with roughed in plumbing and perhaps could be used, in the future, for an additional bath and perhaps a tenant or two. Best to nip this in the bud as D.C. has little or no method to police this after the structure is erected.

In view of Miss Emmet's circumstances I hope you will consider this letter favorably and make it a part of the official record of these proceddings. Thank you.

Sincerely,
Frank Emmet

Frank Emmet.

330 Wye Road
Queenstown Maryland 21658

BZA
Case No. 17154
Exhibit No. 22

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District of Columbia
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EXHIBIT NO. 22