4470 Dexter Street, N.W.
Washington, D.C. 20007
June 1, 2004

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210-S
Washington, D.C. 20001

Re: BZA Application No. 17169

Dear Chairman Griffis,

We are updating our application for a special exception to allow a one-car garage addition. This application is scheduled for a hearing in two weeks, on June 15, 2004

First, we have amended our plan to build a *smaller* garage that would require a *smaller* exception. The original plan submitted by Hopkins and Porter Construction Inc. was for a two-car garage that would have required an exception going all the way to the property line. However, we want a one-car garage, and that footprint would still leave four feet to the property line. We have discussed this with our neighbor, Mr. Marc Teren, on that side of our property, and Mr. Teren (like our other neighbors) is fully supportive of this plan, as he advised Advisory Neighborhood Commission 3-D, which voted unanimously on May 5 to approve the application, as you were advised in the May 6 letter from Chair Alma H. Gates.

I am submitting with this letter a revised plan and plat that shows the new design. With the smaller garage and the greater set-back, the revised design even more easily meets the requirements of the zoning law because it is fully compatible with our current house and neighborhood, and does not adversely affect neighboring properties in any way.

Second, we have terminated our relationship with Hopkins and Porter Construction Inc. Our new architect and authorized agent is Walter Borek Associates. Mr. Borek's address is 4833 Alton Place, N.W., Washington, D.C. 20016, and his telephone number is (202) 966-6337. Mr. Borek currently plans to attend the June 15 hearing with us, where he will be able to answer any questions. Please copy Mr. Borek on any further communications with us.

If you have any questions or would like any additional information before the hearing, please let us know. Our home telephone number is (202) 625-0488, and my work telephone number is (202) 429-8065.

Respectfully submitted,

Anthony C Epstein.

Anthony C. Epstein

cc: John Moore

BZA
Case No. 17169
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17169
EXHIBIT NO. 26

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 20, 2004

Plat for Building Permit of SQUARE 1341 LOT 45

Scale: 1 inch = 30 feet Recorded in Book 188 Page 120

Receipt No. 11812

Furnished to: EPSTEIN

Surveyor, D.C.

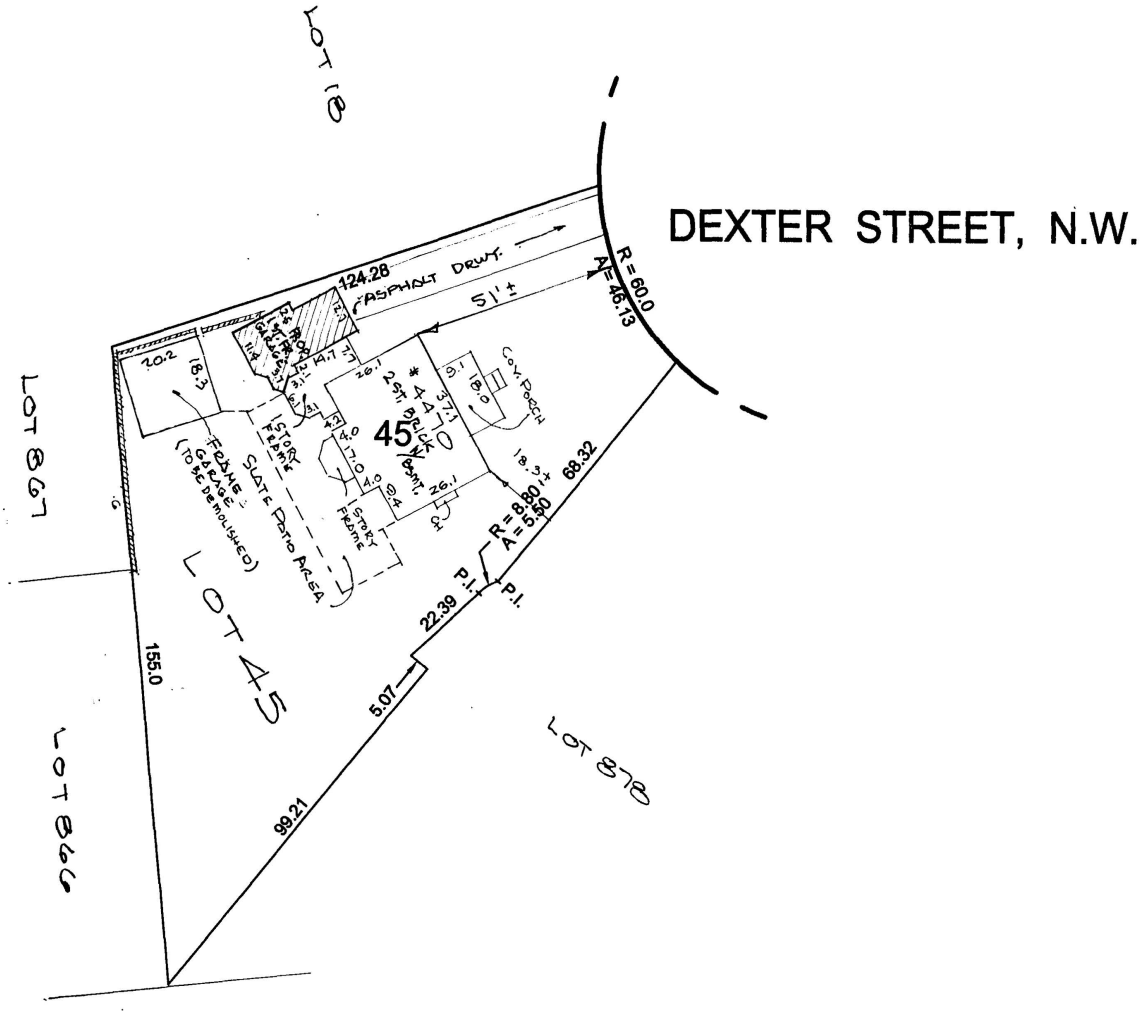
By: L.E.S. B.M.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

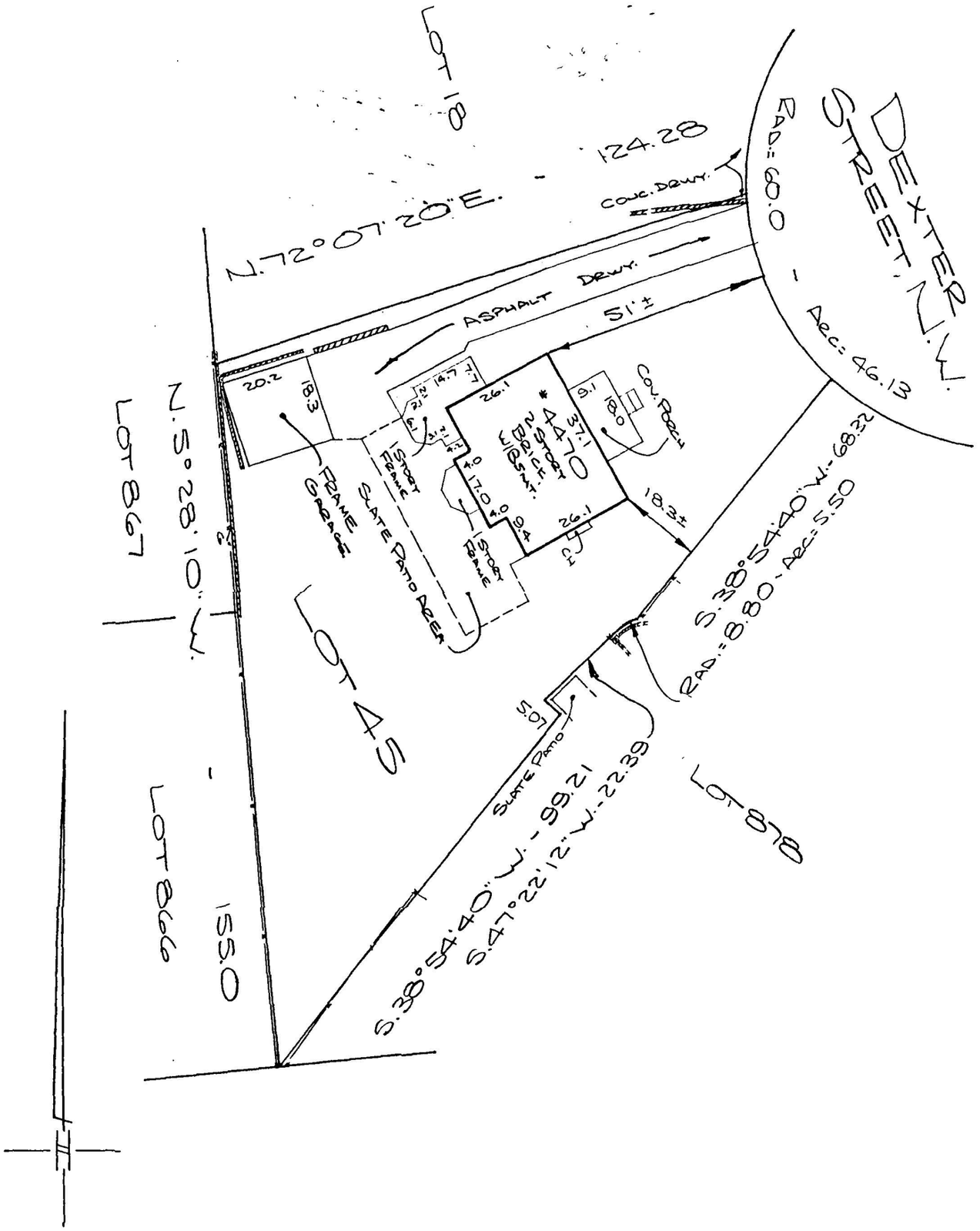
Date: June 1, 2004

Anthony C Epstein
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



SO-11812(2004)



Notes: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown. This survey prepared for title purposes only.

10762 Rhode Island Avenue
Beltsville, MD 20705

CAPITOL SURVEYS

Phone 301-931-1350
Fax 301-931-1352

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction or design purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

© As of current date.

HOUSE LOCATION

LOT 45 SQUARE 1341

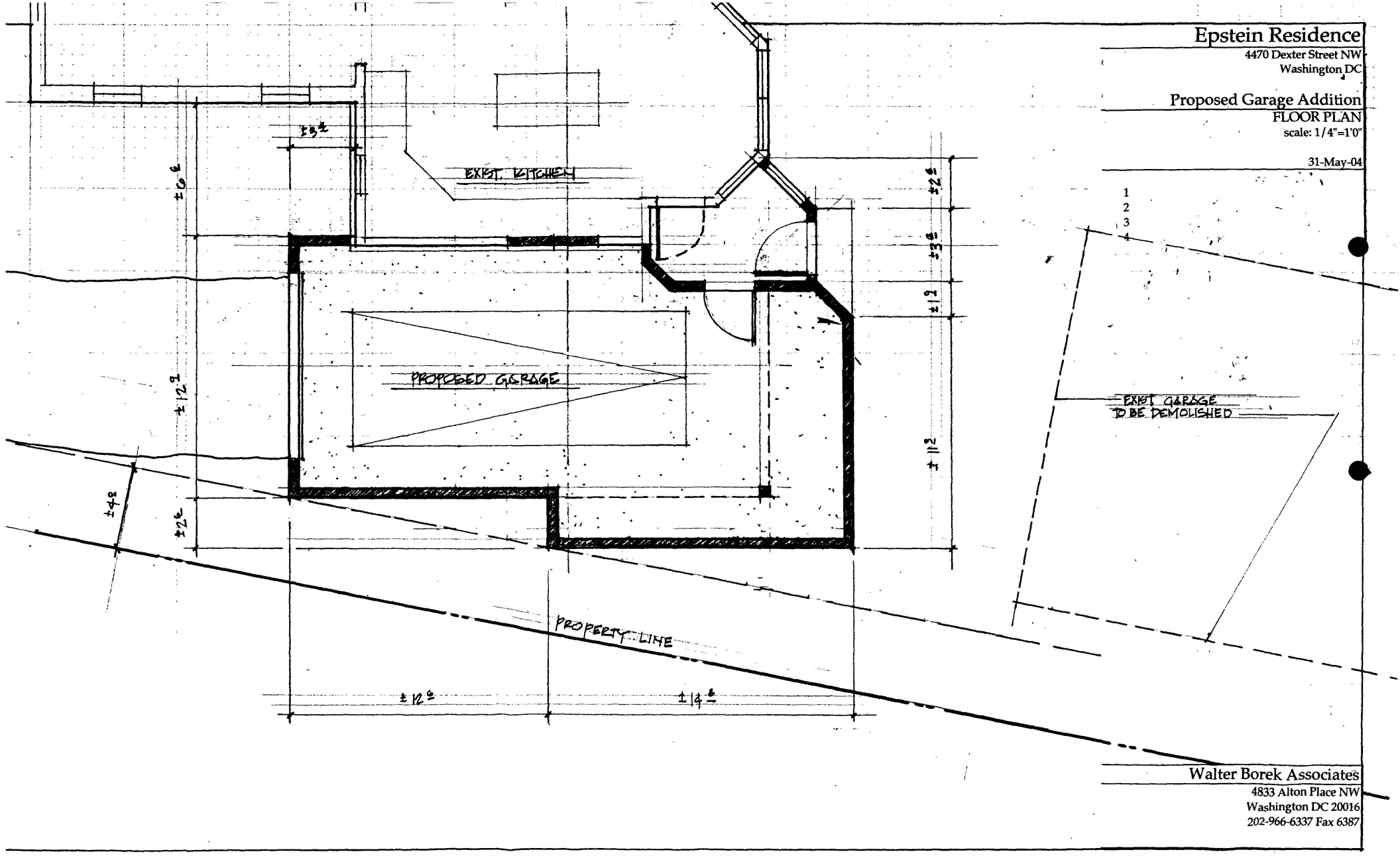
DISTRICT OF COLUMBIA

Recorded in Liber 188 Folio 120 Scale 1" = 30'

I hereby certify that the position of all the existing visible improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

EDWARD L. LOPEZ JR.
MD Property Line Surveyor
No. 522

DATE: OCT. 15, 2002 CASE: 2[redacted]5-02 FILE: 71672



Epstein Residence

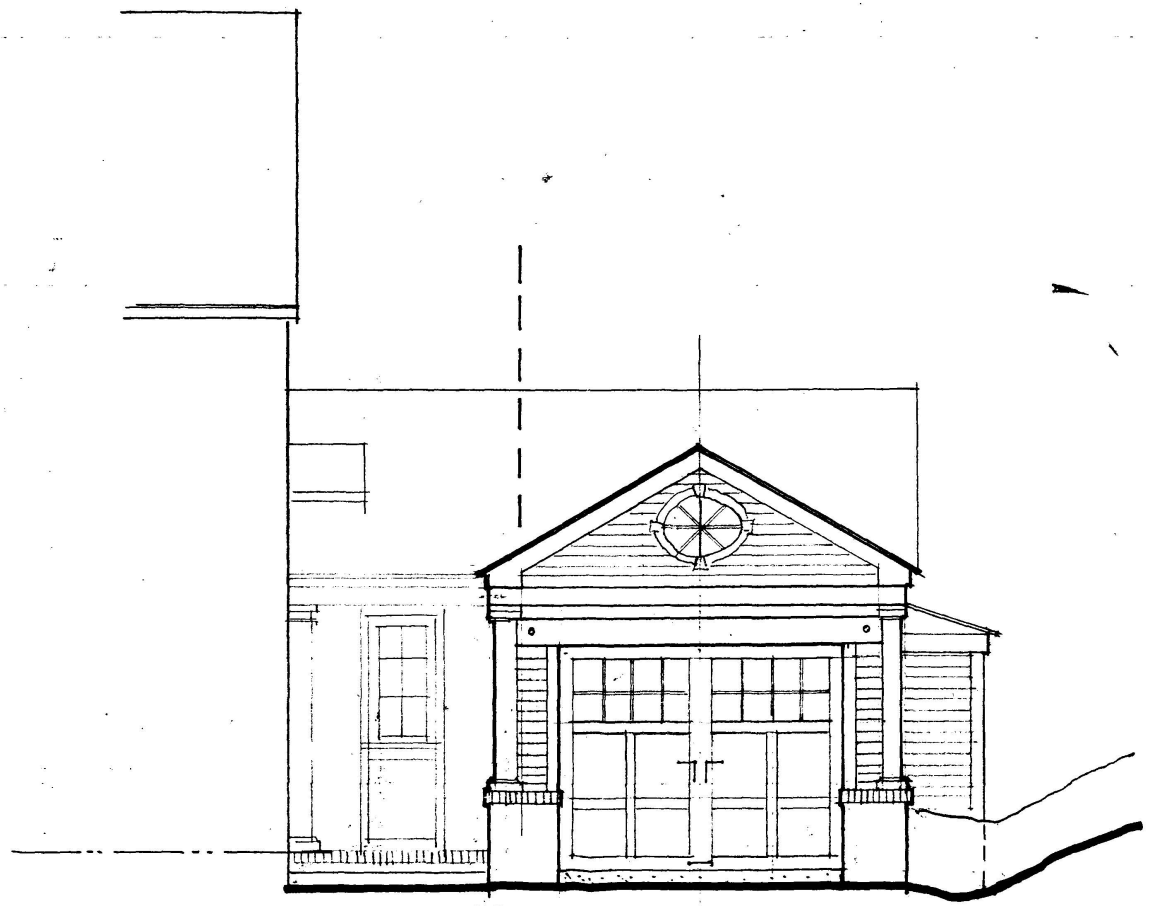
4470 Dexter Street NW
Washington DC

Proposed Garage Addition

FLOOR PLAN
scale: 1/4"=1'0"

31-May-04

Walter Borek Associates
4833 Alton Place NW
Washington DC 20016
202-966-6337 Fax 6387



Epstein Residence

4470 Dexter Street NW
Washington DC

Proposed Garage Addition

FRONT ELEVATION
scale: 1/4"=1'0"

31-May-04

1
2
3
4

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Washington DC 20016
202-966-6337 Fax 6387

Epstein Residence

4470 Dexter Street NW
Washington DC

Proposed Garage Addition

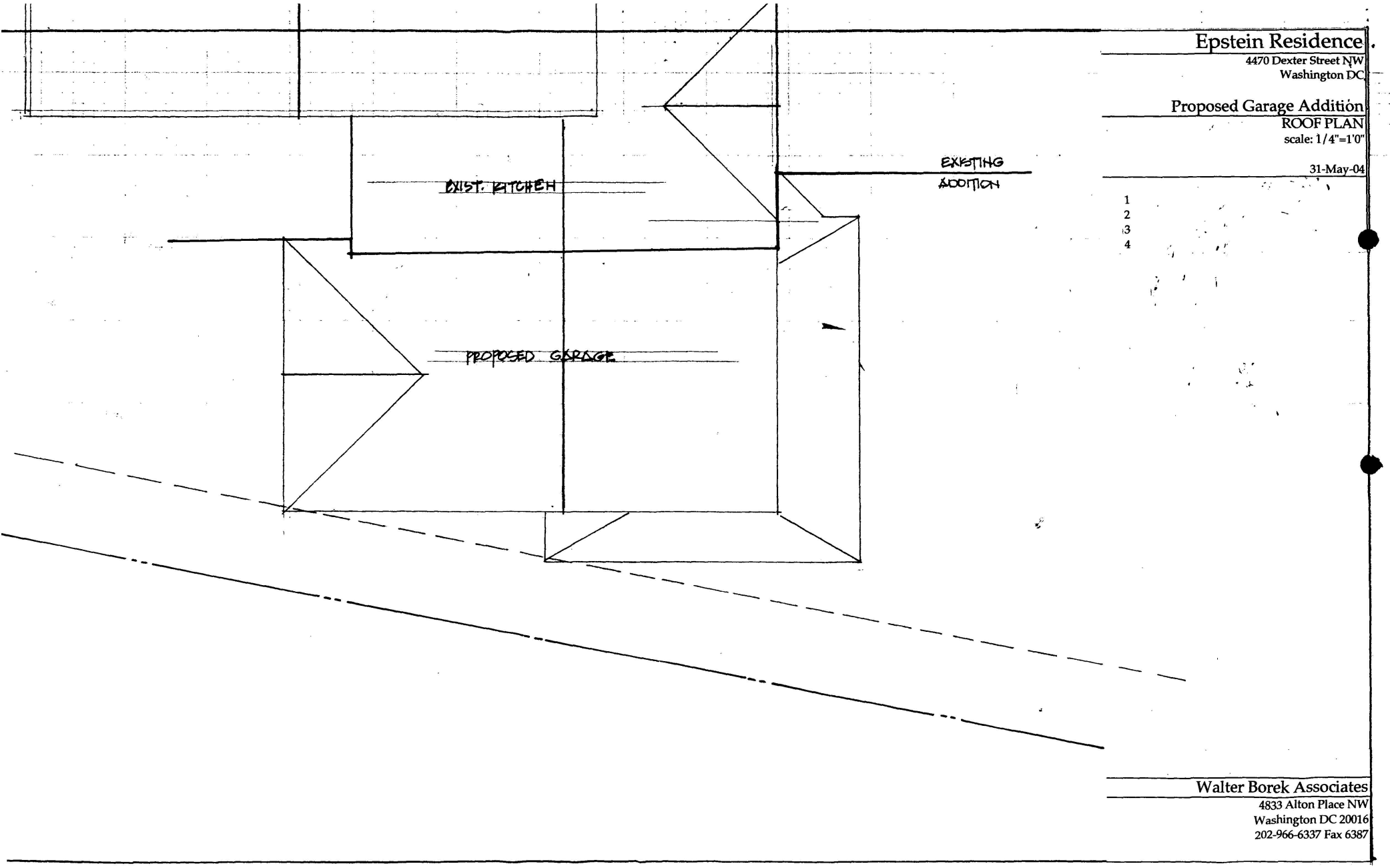
SIDE ELEVATION
scale: 1/4"=1'0"

31-May-04

1
2
3
4



Walter Borek Associates
4833 Alton Place NW
Washington DC 20016
202-966-6337 Fax 6387



Epstein Residence

4470 Dexter Street NW
Washington DC

Proposed Garage Addition

ROOF PLAN
scale: 1/4"=1'0"

31-May-04

1
2
3
4

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4833 Alton Place NW
Washington DC 20016
202-966-6337 Fax 6387