Marc Teren

April 30, 2004

17169

RE: 4470 Dexter Street NW – Variance Request

To Whom It May Concern:

I own the home at 4480 Dexter Street NW, which is located adjacent to the side yard where the Epstein's are requesting a setback variance.

Karen and Tony Epstein have kept me informed and involved in the development of their plans, to which I am fully supportive. The removal of the two-car detached garage, and the addition of a more modest one-car attached garage is a welcome change that will improve the aesthetics of both our properties.

I have reviewed the proposed plans and I support the requested reduction of the side yard to four feet (at the front (NE) corner of the addition), allowing for the Epstein's addition of a single story, one-car attached garage. While the Epstein's have no intention of adding a second story, I would respectfully request that this variance does not allow such a future addition to encroach on the eight feet standard side-yard setback.

Should you have any questions please call me at your convenience on my cell at 954-205-2697.

Thank you for your consideration of the Epstein's variance request, and for providing me the opportunity to comment. I look forward to this wonderful addition to the Epstein's property and to the neighborhood.

Respectfully,

4480 Dexter Street NW - Washington, DC 20007

BZA
Case No. 17169
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17169
EXHIBIT NO. 27