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FILE NO: 59268.000002

October 8, 2004

By Hand

District of Columbia Board of Zoning Adjustment
c/o Geoffrey Griffis, Chairman
441-4th Street, N.W.
Room 210-S
Washington, D.C. 20001

Re: BZA Application No. 17226
(Special Exception to Expand ZIPS Dry Cleaners)
Pre-Hearing Statement

Dear Chairman Griffis and Fellow Board Members:

The applicant, through counsel, intends to present testimony and evidence in support of its application for a special exception for expansion of ZIPS Dry Cleaners at 4418 Connecticut Avenue, N.W. into 4420 Connecticut Avenue, N.W. from Brett Vago, an owner of ZIPS, and Joe Mehra, traffic consultant. Mr. Mehra's traffic analysis was submitted to the Board on September 27, 2004 with copies to all parties including additional copies to DDOT for advance review.

The applicant also intends to make a power point presentation (if the Board desires) to indicate the need for an expansion, as demonstrated by the pictures attached. In short, the current space for ZIPS (4,907 sq. ft.) is too small to serve existing customers, as evidenced by the attached pictures. No new employees will be hired as a result of the expansion; current employees will have more room to work and there will be more space to clean and hang clothing by the addition of some 1,159 sq. ft. by leasing the hair salon (approximately 21% over 5,000' sq. ft. in toto). There is sufficient parking behind the store. No managers/owners/employees park in customer parking. Instead, they metro to work or park across the street at Park Connecticut Apartments or in the Days Inn parking deck. By way of minor clarification, our application incorrectly indicated that ZIPS currently has 12 "full time" parking spaces. Our traffic analysis indicates that there are only 11 such parking spaces, which is the correct number. The Board should note, as set forth in the traffic report, that ZIPS also has an additional 6 parking spaces after business hours during the week and all day on Saturday assigned from the offices located

BZA
Case No. 17226
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17226
EXHIBIT NO. 26

above ZIPS and the hair salon. When ZIPS rents the space currently leased to the hair salon, it will obtain an additional 2 "full time" parking spaces. So to summarize:

- 11 parking spaces now available at all times, but limited to 15 minutes each for customers
- 2 additional parking spaces available at all times when the expansion commences, which will be limited to 15 minutes each for customers
- 6 additional spaces after business hours and all day Saturday, which will be limited to 15 minutes each for customers

ZIPS also has plans to place a traffic control person at the site on Saturdays to monitor parking to assure use by ZIPS customers only.

Sincerely,

Richard L. Aguglia
RLA/csg

cc: By Mail

Office of Planning
Attention: Jennifer Steingasser
Travis Parker

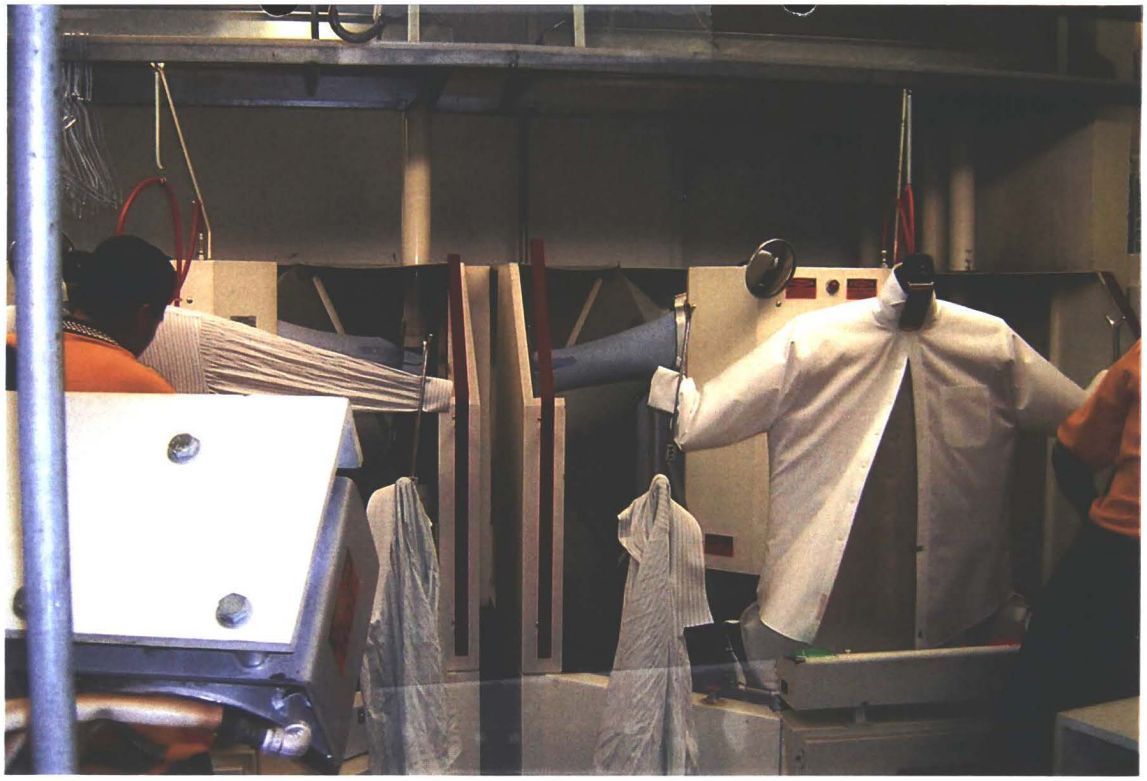
ANC 3F
Attention: Karen Lee Parry
Carl Kessler


ZIPS DRY CLEANERS requires cash prepayment.
Thank you!
Free
Parking
In
Rear
We require a Picture ID if NO claim Check is presented.
ZIPS
DRY CLEANERS
ZIPS
DRY CLEANERS


ALTERATION Service
ATM
Line Starts
ZIPS
DRY CLEANERS




ZIPS requires cash prepayment.
Thank you!
DRY CLEANERS
Free
Parking
In
Rear
We require a Picture ID if NO claim Check is presented.
STATION CLOSED
ZIPS
CLEANERS
ZIPS

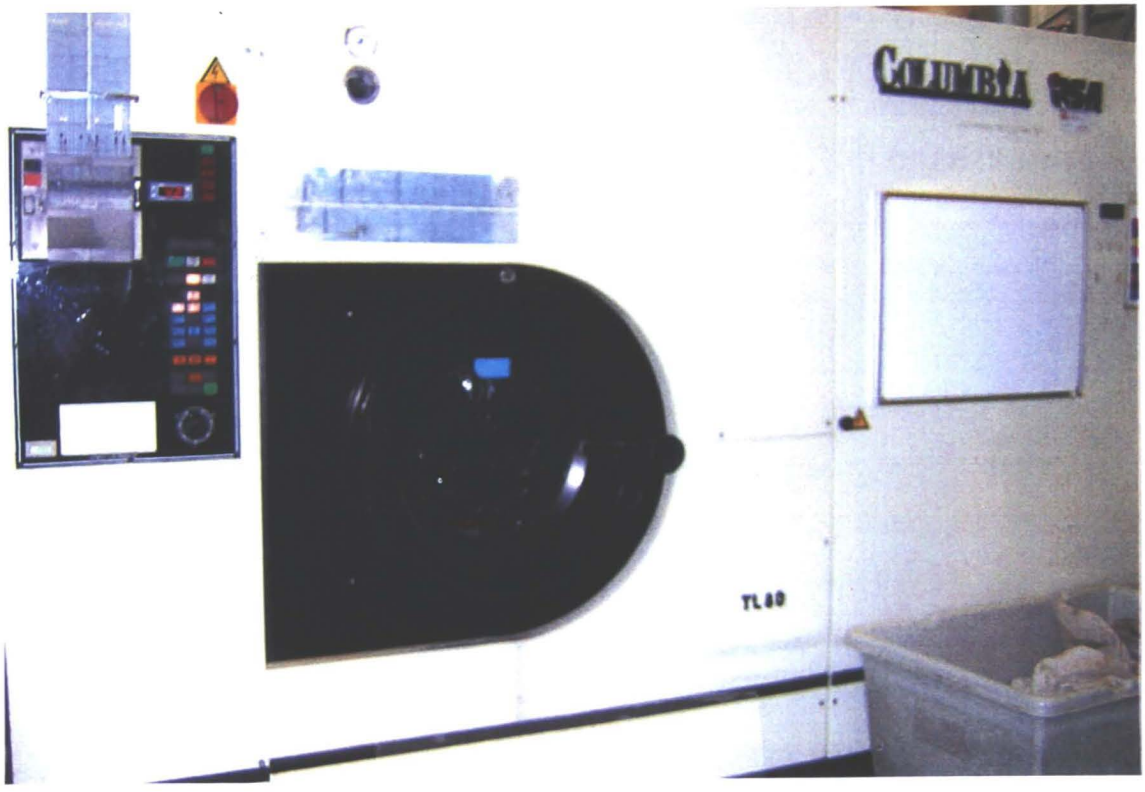











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