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November 4, 2004

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VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington D.C. 20001
Attention: Richard S. Nero

Re: BZA Application No. 17246
3700 Georgia Avenue, N.W.

Dear Mr. Nero:

Enclosed please find twenty copies of a plat from the Office of the Surveyor showing the proposed improvements for the above-referenced matter.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Jill G. Cooper

Jill G. Cooper, AICP
Land Use Planner

Enclosures

1265074_v1

BZA
Case No. 17246
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 25

DISTRICT OF COLUMBI GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., September 21, 2004

Plat for Building Permit of SQUARE 2900 LOTS 42, 43, 805,806,812 816, 817, 818 & 819

Scale: 1 inch = 50 feet

Recorded in Book 156 Page 70 (LOT 42); Book 174 Page 69 (LOT 43); A & T Book Page 849 (LOTS 805 & 806); A & T Book Page 1402 (LOT 812); A & T Book Page 1837 (LOT 816); A & T Book Page 2415 (LOT 817); A & T Book Page 3727-G (LOTS 818 & 819)

Receipt No. 14430

Furnished to: GREG PENDLETON

Surveyor, D.C.

By: L.E.S.

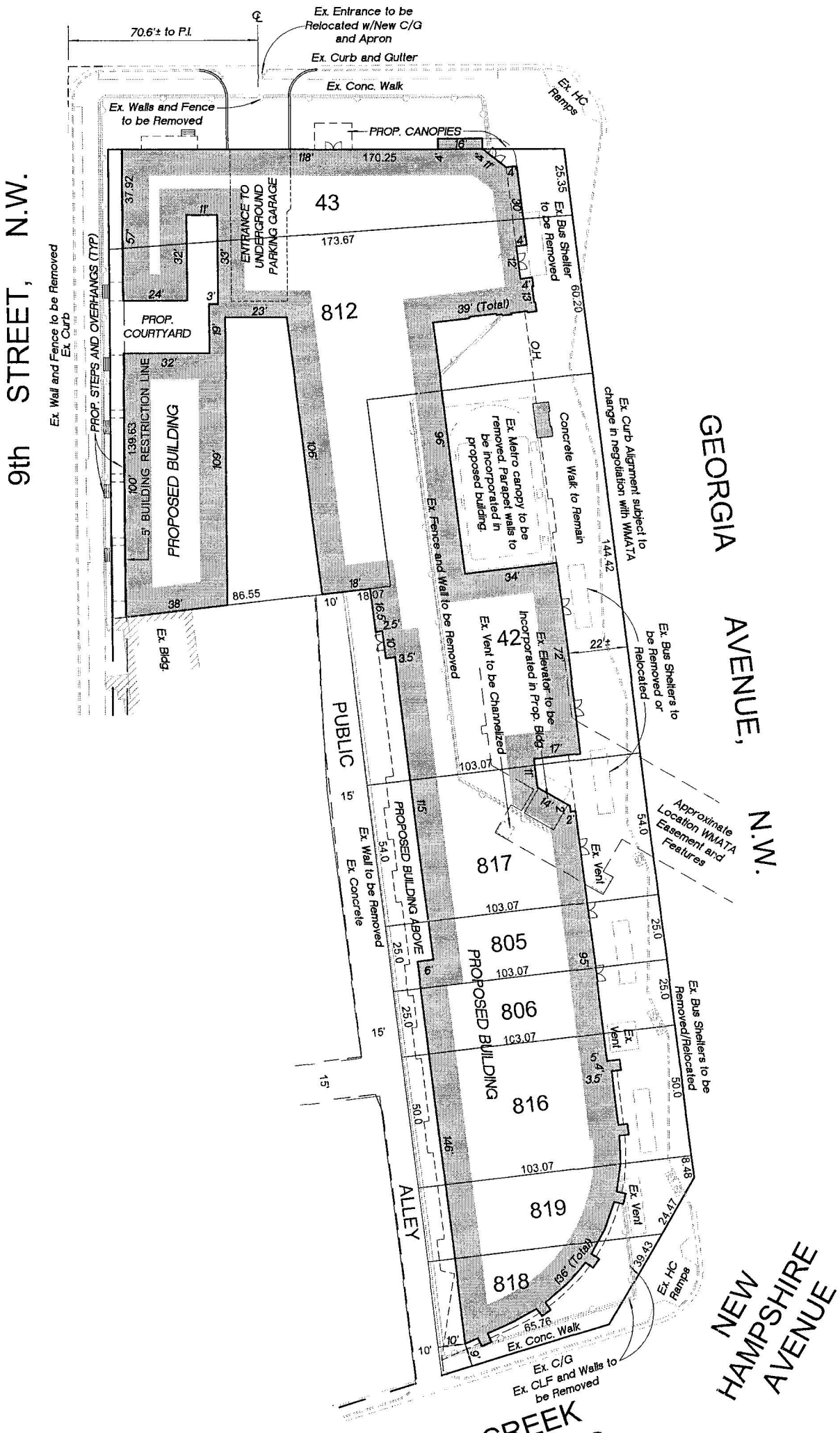
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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: _____

_____

(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-14430(2004)