NOW OR LATER CONSULTING SERVICES LLC

14701 DANTON COURT BOWIE, MD. 20721 301.390.5877

October 24, 2005

RECEIVED
D.C. OFFICE OF ZONING
2005 OCT 25 PM 12: 16

Chairperson Geffery Griffis
441 4th St. N.W. St. 210-S
Washington, D.C. 20001

RE: Requested Revision to Proposed Application #17378 for 821 Randolph St. N.W.

Chairman Griffis:

On November 8, 2005, a public hearing has been scheduled for application number 17378 (821 Randolph St. N.W.). After speaking with Travis Parker in the Office of Planning, I am submitting a revision to the original proposed plan. Instead of wanting to add two additional apartment units to the rear of the existing single family dwelling, I would like to provide you with revised drawings only showing a single unit being added. With the conversion of the SFD to a single apartment unit and the addition of a single apartment unit to the rear of the existing building, I would like to request relief in regards to "Vertical Separation". As will be noted from the as-built drawings there is a hallway through the new unit leading to the basement laundry room located in the existing building.

After speaking with the Office of Zoning it appears that this recent revision is more acceptable and is within the bounds of the R-4 Zoning Regulations. The current lot size is adequate for the proposed changes. Attached is a copy of the revised drawings along with a single drawing showing the existing as-built house conditions.

Thanks for taking the time to review this revision and I look forward to appearing in your presence on November 8, 2005. If you have questions or comments concerning this request please feel free to contact me at 301.390.5877.

Cordially,

Keith E. Butler
Architect

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17378
EXHIBIT NO. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17378
EXHIBIT NO. 25

EXHIBIT 25

CASE NO. 17378

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE