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August 16, 2005

BY HAND DELIVERY

Mr. Lennox Douglas
Acting Administrator
Building and Land Regulation Administration
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Room 2000
Washington, D.C. 20002

Re: 1150 K Street, N.W. ("1150 K Property")
Square 317, Lots 834, 836 (Part of Record Lot 25)

Dear Mr. Douglas:

This firm is counsel for the owner of 1108 K Street, N.W. (Square 317, Lot 835) (Part of Record Lot 25) ("1108 K Property") which is immediately adjacent to the condominium building being constructed on the 1150 K Property. The 1108 K Property and 1150 K Property are part of a Single Lot Development of the underlying Record Lot 25.

Under the Single Lot Development, the 1150 K Street Property has failed to meet a variety of obligations to the 1108 K Property, including providing the above grade connection between the two structures to meet the "single building" zoning requirement. Compliance with this provision is necessary in order for the 1150 K Property to obtain the necessary Certificate of Occupancy.

Although an increasing number of the condominium units on the 1150 K Property are ow occupied, this firm has been unable to find any evidence in DCRA's records that the quired Certificate of Occupancy has been issued. Your assistance in locating and providing a

BZA
Case No. 17430
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17430
EXHIBIT NO. 30

copy of any Certificate of Occupancy that has been issued would be greatly and urgently appreciated. In the event no Certificate of Occupancy has been issued and the building is being occupied illegally, prompt and appropriate enforcement measures would be warranted.

Thank you for your assistance. We look forward to obtaining a copy of any Certificate of Occupancy or verification that no such occupancy permit has been issued.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

John Patrick Brown Jr.

JPB:sp
cc: Richard W. Luchs, Esq.
Roger D. Luchs, Esq.
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