

LAW OFFICES

GREENSTEIN DeLORME & LUCHS, P. C.

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DeLORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DePUY
JEFFREY H. GELMAN
ALAN S. WEITZ
WILLIAM C. CASANO
JOHN PATRICK BROWN, JR.
LEWIS F. MORSE
ROGER D. LUCHS
JAMES D. SADOWSKI
DONALD F. HOLMES, JR.

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdllaw.com

ABRIELLE B. ANDERSON*
STEPHANIE A. BALDWIN
LYLE M. BLANCHARD
GREGORY T. DUMONT
ALFRED M. GOLDBERG
JOSHUA M. GREENBERG
JARED S. GREENSTEIN*
MONIC Y. HALSEY
GUY R. JEFFRESS
M. RYAN JENNESS
MIRIAM HELLEN JONES
ISABEL P. SABIO**

OF COUNSEL
MICHAEL T. CREHAN
*ADMITTED IN MD ONLY
**ADMITTED IN VA ONLY

JPB@GDLLAW.COM

May 10, 2006

BY HAND DELIVERY

Mr. Geoffrey H. Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 200
Washington, D.C. 20001

Re: BZA Appeal No. 17468
1124 E Street, N.E. (Square 984, Lot 44)

Dear Mr. Griffis:

Yesterday, this firm filed Intervenor's Cross Appeal Against DCRA and Motion to Dismiss and Opposition to Appeal of ANC 6A. This pleading was filed without Exhibit 8 (Condominium Plat approved by Zoning Administrator) which, at that time was unavailable.

Enclosed please find an original and twenty (20) copies of Exhibit 8.

Thank you for your patience and cooperation in this matter.

Very truly yours,

GREENSTEIN DeLORME & LUCHS, P.C.

By:

John Patrick Brown, Jr.

JPB:sp

Enclosure

cc: Mr. Joseph Fengler, Chair, ANC 6A
David Rubenstein, Esq., General Counsel, DCRA

289068v1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17468
EXHIBIT NO. 18

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION
E STREET FLAT CONDOMINIUM
1124 E STREET, N.E.
WASHINGTON D.C.
LOT 44 SQUARE 984

CONDOMINIUM BOOK 54 PAGE 17
RECORDED TIME 1:10 PM
RECORDED DATE September 7, 2005
SURVEY RECORDED ON ANNEX
PLATS 1 TO 3

Certification of Owner

In accordance with the Condominium Act of 1976, D.C. law 1-89, and Technical and Clarifying Amendment Act of 1992, D.C. law 9-82, the undersigned owner of Lot 44 in Square 984, as recorded in Subdivision Book 30 Page 67 among the land records of the Office of the Surveyors of the District of Columbia, hereby subdivides one building shown hereon into 6 Condominium Units and 2 parking Units with certain General and Limited Common Elements as more fully set forth in the Declaration and By-Laws of the project recorded in the Office of the Recorder of Deeds of the District of Columbia as Instrument Numbers 2005116143 and 2005116149 recorded on August 19, 2005

The undersigned owner further requests that the Condominium Project as shown on the attached Plat & Plans consisting of 3 sheets, be accepted for recordation in the Office of the Surveyor of the District of Columbia.

The undersigned owner, being duly sworn, hereby certifies, deposes and states that it is the record owner in fee simple of the above mentioned property, including improvements, and that no other person or persons other than the undersigned has any real interest or claim therein, that the Owner is in peaceful occupation thereof, there are no pending suits or actions affecting the title to said property including improvement that there is one trust against the property and that the use of the individual units conform to the applicable Laws and Regulations of the District of Columbia.

Subscribed and sworn to me this
this 18th Day of July, 2005

Notary Public
My Commission Expires on 04/30/2009

Subscribed and sworn to me this
this 18th Day of July, 2005

Notary Public
My Commission Expires on 04/30/2009

Registered Engineer's Certificate

I hereby Certify that these Plat & Plans are correct: That they represent a field survey made under my direction: That all of the units have been substantially completed, and that information shown herein is in conformation with the records of the Office of the Surveyors of the District of Columbia and comply with the requirements of the Condominium Act of 1976, D.C. Law 1-89.

DATE 7/14/05
RAJENDRA B. LAL
DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER
REGISTERED NO. 7630



ICE OF TAX AND REVENUE

SHIP CORRECT ACCORDING TO RECORDS OF THIS OFFICE 7-29-05
L TAXES PAID TO 9-30-05 NA
AID ARREARS 7-29-05 NA
AID SPECIAL ASSESSMENTS 7-29-05 NA

KNOWLEDGE THAT THIS IS NOT A TAX
IFICATE AS INTENDED BY D.C. CODE 47-405.

OWNER R. D. S. D.
BENCH MARK
SOUTHWEST CORNER BENTLEY ROAD AND 23rd PL., NE
NORTHEAST CORNER DOCKSILL (CAP TELEPHONE CO.)
FIELD BOOK - 4305 PG. 91 MAP No. 10-02
ELEVATION - 54.92 PER D.C. DEPARTMENT OF PUBLIC WORKS DATA

Survey and Plats by
KRIS CONSULTANT

1813 ELTON ROAD, ADELPHI, MD. 20783
TEL: (301) 439-1891 FAX: (301) 439-5656
EMAIL: KNT813@aol.com

*DEPARTMENT OF CONSUMER
AND REGULATORY AFFAIRS*

I HEREBY CERTIFY THAT THIS CONDOMINIUM SUBDIVISION
COMPLIES WITH THE ZONING REGULATIONS OF THE
DISTRICT OF COLUMBIA.
ZONING R-4

Tracy Parker
ZONING ADMINISTRATION
REGULATIONS DIVISION

CERTIFICATION OF OFFICE OF THE SURVEYOR, D.C.

OFFICE OF THE SURVEYOR, D.C.
September 7, 2005
THESE PLAT AND PLANS ARE ACCEPTED FOR RECORDATION IN ACCORDANCE WITH THE CONDOMINIUM
ACT OF 1976 TECHNICAL AND CLARIFYING AMENDMENT ACT OF 1992 D.C. LAW 9-82

Robert H. Dwyer
SURVEYOR, B.C.

SHEET 1 OF 3