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September 25, 2007

Hon. Ruthanne Miller, Chairperson
Board of Zoning Adjustment of the
District of Columbia
441 Fourth Street, NW Suite 210
Washington, DC 20001

Re: BZA Appeal No. 17667 (Appeal of Minshall Stewart Properties)

Dear Chairperson Miller:

We write on behalf of the West End Place Condominium Association (the "Association"), Florence Harmon and Thomas Scholz, who are parties in opposition in BZA Case No. 17594 (the "Variance Case"). Enclosed are the exhibits we plan to use in the hearing scheduled in this matter for October 9, 2007. We also wanted to advise you that the ANC voted unanimously (4-0) at their regularly scheduled meeting on September 19, 2007 to protest this appeal.

Thank you for your consideration of these points. A copy of this letter and enclosed exhibits is being sent to the parties listed below by hand delivery.

Very truly yours,

Stephen N. Gell
Attorney for Florence Harmon
and Thomas Scholz

Cornish F. Hitchcock
Attorney for West End Place
Condominium Association

cc: John T. Epting, Esq.
Matthew LeGrant, ZA
Dennis Taylor, Asst. Atty. Gen.
Travis Parker, OP
Jennifer Steingasser, OP
Asher Corson, ANC 2A
Joy Howell, FBA

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

17667

EXHIBIT NO.

24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17667
EXHIBIT NO. 24

BZA Case No. 17667

**Photographic and Other Exhibits to Opponents'
Testimony**

October 9, 2007

BZA Case No. 17667
Photographic Exhibits to Opponents'
Testimony
September 11, 2007

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Figure 1: View of 2175 K Street, NW
Entrance

Figure 2 View North Up 22nd Street
Showing Grade



Figure 3 View of 1099 22nd Street, NW
Street, NW Entrance





Figure 4 View of 3rd Floor Balconies
at 1099 22nd Street, NW

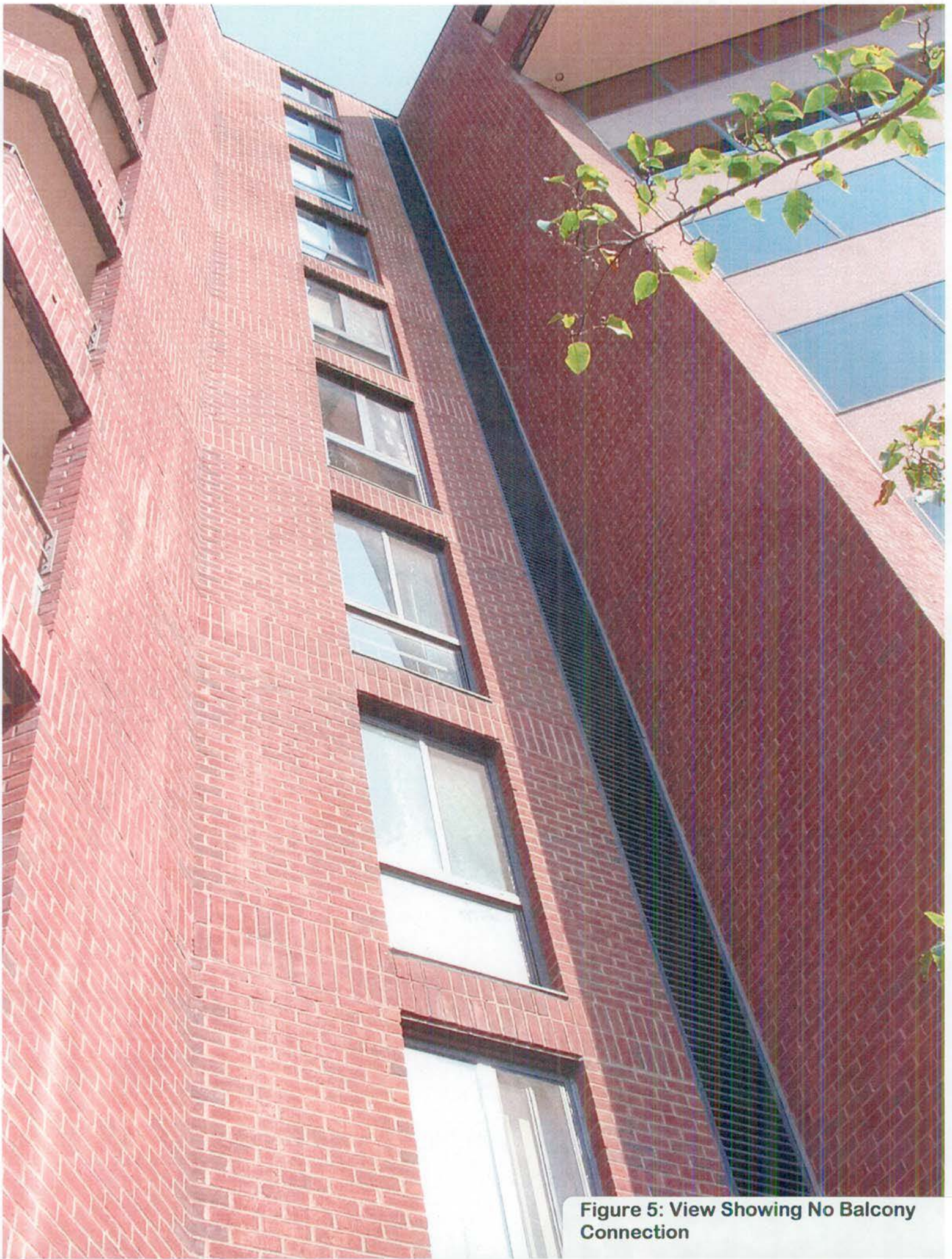


Figure 5: View Showing No Balcony Connection



Figure 6: View Showing no Balcony Connection



Figure 7: View Showing no Balcony Connection



Figure 8: View of 1099 22nd Street, NW
at SE Corner of 22nd L Streets

Figure 9: Entrance to alley from L Street, NW



Figure 10: View of alley segment
between K and L Streets, looking south

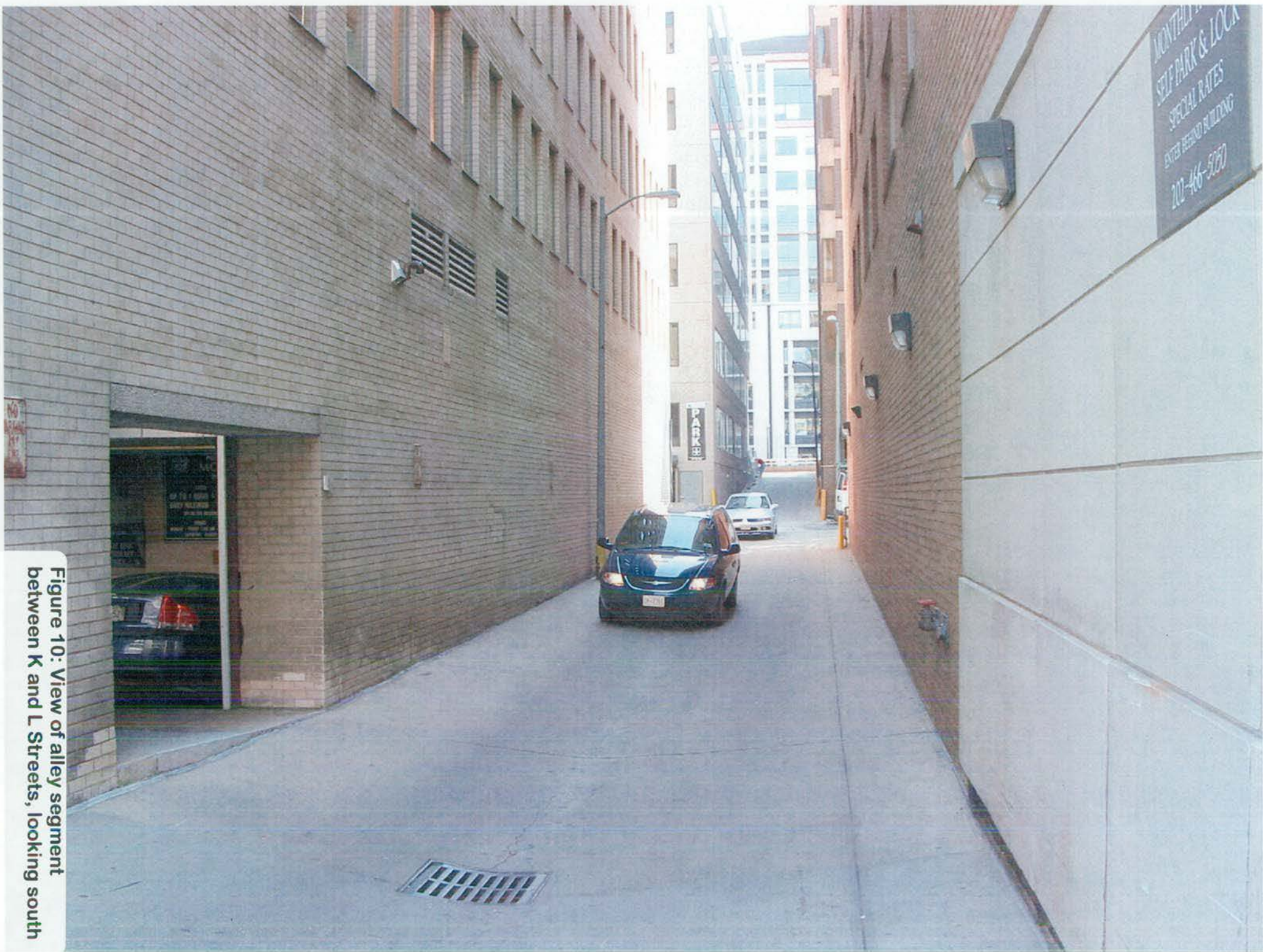




Figure 11: View of Alley Intersection



Figure 12: View of West of Alley (Rear of
1099 22nd Street, NW)



Figure 13: View of loading dock and ramp



Figure 14 View showing below grade fire doors in alley beneath terrace



Figure 15: View showing below grade fire doors in alley beneath terrace

Figure 16: View showing below grade fire doors in alley beneath terrace



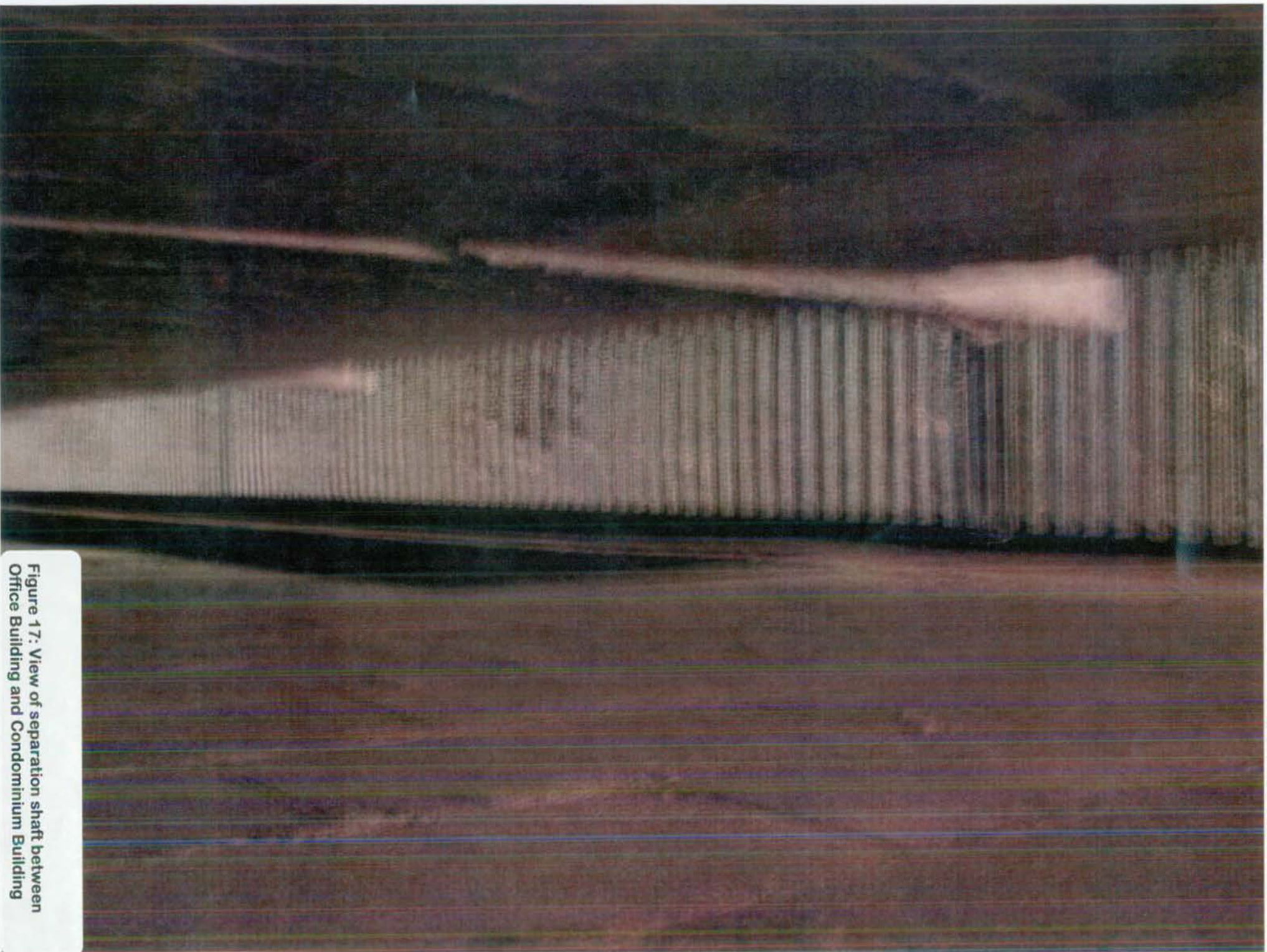


Figure 17: View of separation shaft between
Office Building and Condominium Building

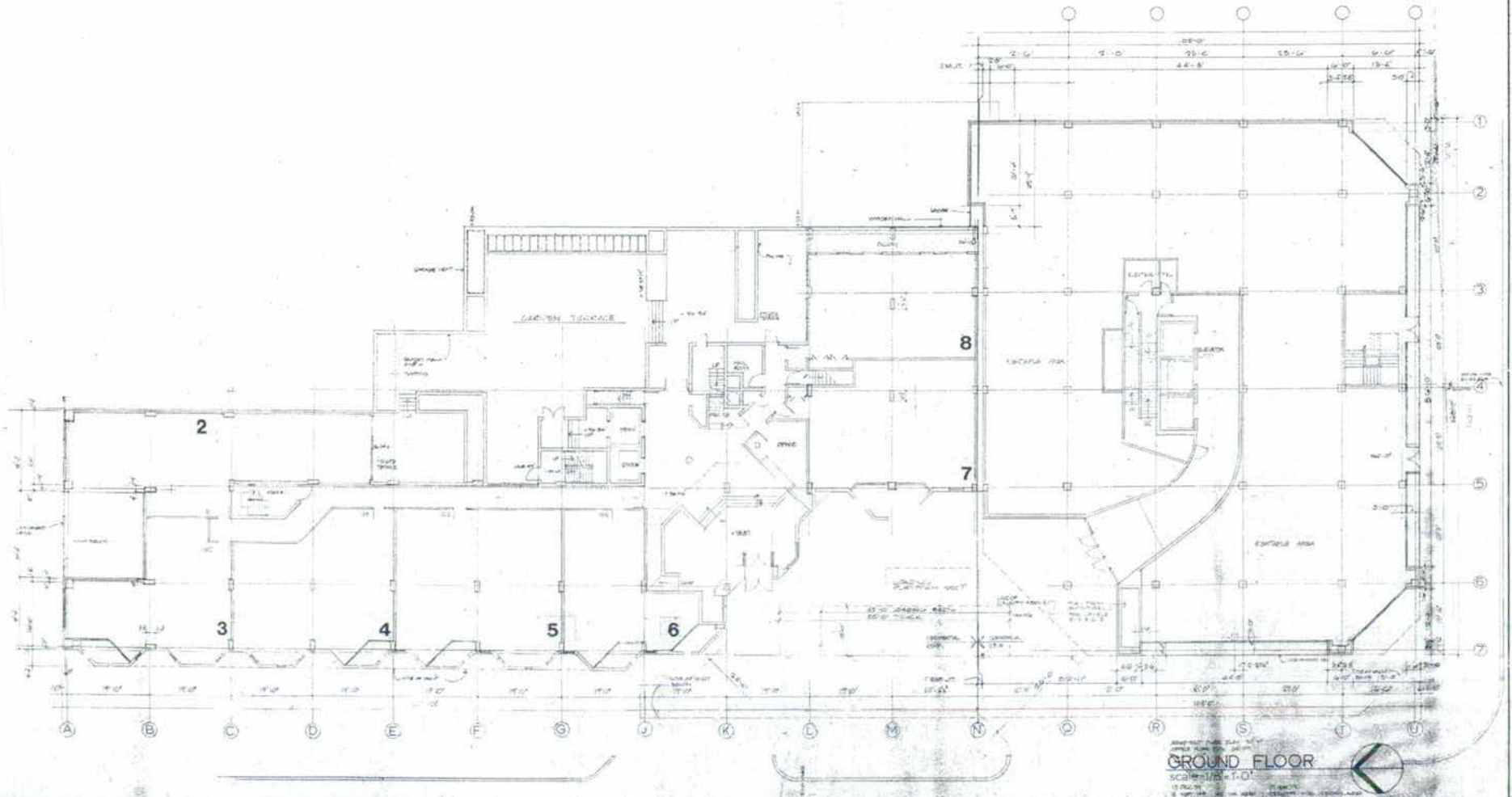


Figure 18: View of separation shaft between Office Building and Condominium Building from ground floor to roof

Figure 19: View of separation shaft
entrance



Figure 20: Architectural Plans - Ground Floor



K 22

Apartment House
Office Building

Client:
K 22 Associates
1201 Newpark Blvd. NW
Washington, DC 20005

Developer:
The Evans Company
1100 Newpark Blvd. NW
Washington, DC 20005

Architect:
Smith Segretti Tepper
221 Connecticut Ave. NW
Washington, DC 20005

Structural Engineer:
KCE Structural Engineers
520 Newpark Blvd. NW
Washington, DC 20005

Electrical Engineer:
Goodwin H. Taylor, Ltd.
1101 Lincoln Road
Alexandria, Virginia 22305

Civil Engineer:
Bernard F. Locraft
1000 Longwood Court NW
Washington, DC 20005

Interior Designer:
...

Figure 21: Architectural Plans – Third Floor

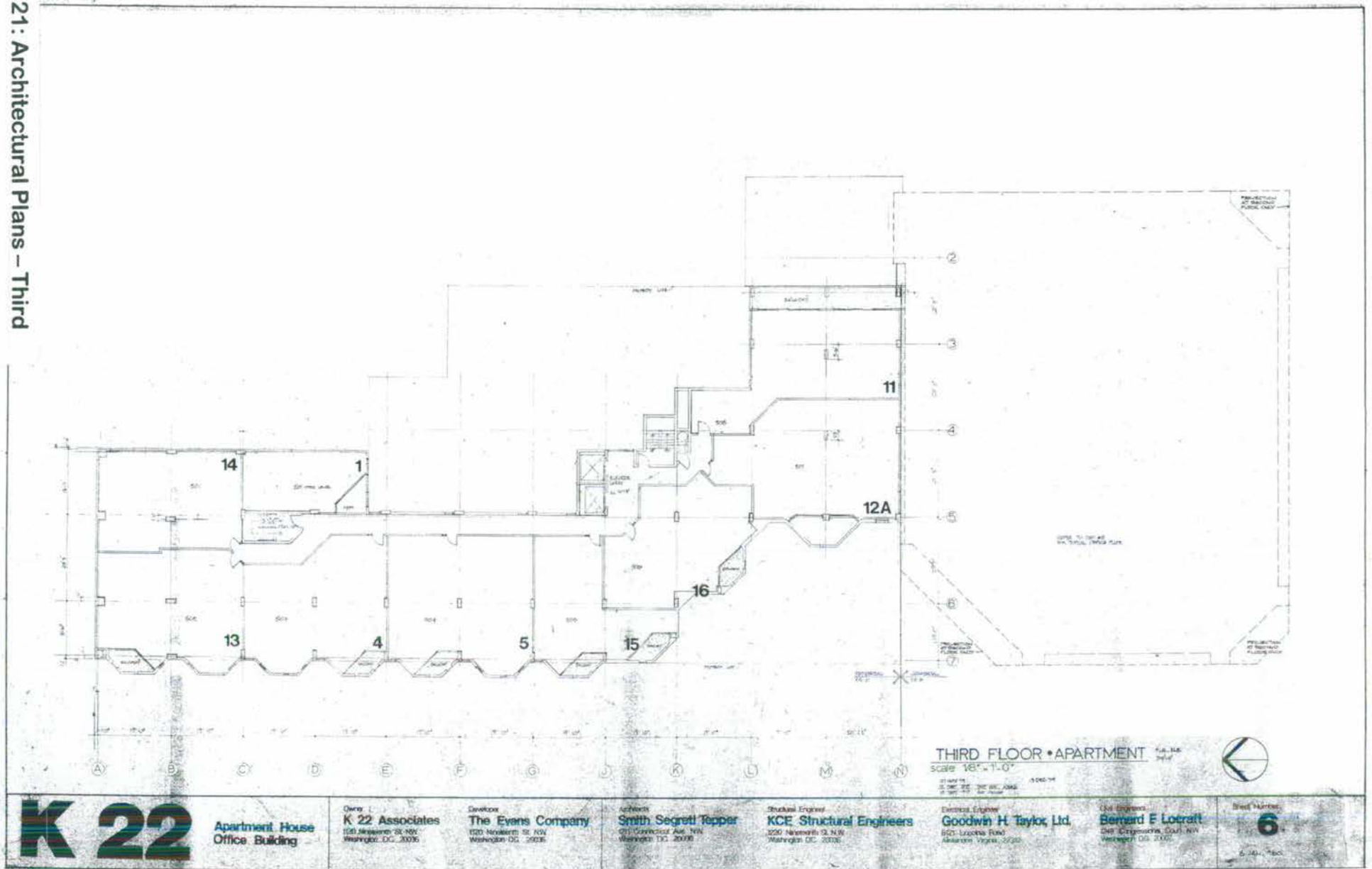


Figure 22: Architectural Plans – Roof

