2806 36TH PLACE NW
WASHINGTON, DC 20007
202-965-2967

January 26, 2015

Board of Zoning Adjustment
441 4th Street NW Suite 200S
Washington, DC 20001

We live at 2806 36th Place NW and are members of the Massachusetts Avenue Heights Citizens Association. We have lived in Washington DC since 1980 and in this neighborhood since 1987.

This letter is in support of the efforts of our neighborhood association (MAHCA) and our ANC to prevent current and future property owners and developers from violating the zoning laws and regulations that apply in our community. We believe that the property owner at 2709 36th Street, NW has violated zoning regulations and we look forward to attending the meeting on January 27, 2015, during which the BZA plans to review the situation.

We applaud the Zoning Board's activities to maintain and enhance Washington DC as an attractive and progressive place to live and work and appreciate your attention to individual zoning problems that, left uncorrected, inevitably open the door to larger problems.

Yours truly,

Linda E. Veblen Tom C. Veblen

Board of Zoning Adjustment
District of Columbia
CASE NO.18886
EXHIBIT NO.53

T0: District of Columbia Board of Zoning Adjustment

Subject: 2709 36th Street, N.W. Zoning Violations

We live on Observatory Circle, N.W., and are members of the Massachusetts Avenue Heights Citizens Association. We have lived in the neighborhood for over 20 years, and we strongly support the efforts of MAHCA and the ANC to prevent current and future developers and owners from violating the zoning laws and regulations that apply in our community. We both plan to attend the hearing, now scheduled for January 27, 2015, with respect to the alleged zoning violations at 2709 36th Street, NW, which threaten to change the character of our neighborhood. This hearing has been on our schedule for weeks, and we do not understand why the homeowners' counsel is now seeking an 11th hour postponement. It was difficult for us to hold January 27 open on our separate work calendars, and we fear that it may be more difficult for us to attend a rescheduled hearing.

I hope MAHCA's counsel will be able to successfully oppose the proposed postponement of the hearing.

Sincerely,

Ralph Taylor
Joanna Moorhead
(husband and wife)

To: District of Columbia Board of Zoning Adjustment

Subject: 2709 36th Street, N.W. Zoning Violations

I am a member of the Massachusetts Avenue Heights Citizens Association. I live at 2701 36th St NW.

I am disappointed that the hearing concerning zoning issues with 2709 36th, Street, N.W. has been postponed. We are very interested in this hearing as we support MAHCA and ANC 3C's position concerning the zoning issues violated by the owners of 2709 36th Street NW. We have lived in this neighborhood for nearly five years and are concerned that if this disregard for the zoning rules of the District of Columbia is allowed to go unnoticed, other builders, developers, and owners will continue to violate the code.

Rgds,
Chris Sheppard & Sherrie McCandless

Mary S. Rosenbaum
Observatory Group, LLC
mrosenbaum@observatorygroup.com
office phone: 202.293.2240
fax: 202.293.3477
mobile: 202.412.0740

rosenbaum

My husband Anthony Aldam and I are members of the Massachusetts Avenue Heights Citizens Association. We live at 2714 35th Place NW. I also own another house in the neighborhood, at 47 Observatory Circle NW, where I was raised and where my family has lived for four generations. I have a strong interest in the continuing vitality of our neighborhood, a vitality which cannot be assured without everyone observing the rules which help keep it a lovely place to live. I have become quite concerned about the zoning violations at 2709 36th Street NW (across the alley from our house on 35th Place and within sight of the back of our house).

I am disappointed that the hearing concerning zoning issues with 2709 36th Street NW has been postponed. At some inconvenience, both my husband and I made changes to our schedules.

We returned to the neighborhood four years ago (but the Rosenbaum/Mohun family has lived here continually since the 1920s) and are concerned that if the disregard for the zoning rules of the District of Columbia as evidenced at 2709 36th Street is allowed to go unnoticed, other builders, developers and owners will continue to violate the code. Once lost, any return to compliance will require enormous monitoring and enforcement efforts.

Sincerely,

Mary S. Rosenbaum

January 25, 2015

To the Board of Zoning regarding 2709 36th Street NW, Washington, DC 20007

We live at 3616 Fulton Street NW, Washington, DC 20007 and are members of the Massachusetts Avenue Heights Citizens Association (MAHCA) We have lived in the neighborhood for 26 years, and we strongly support the efforts of MAHCA and the ANC to prevent developers and owners from violating the zoning laws and regulations that apply in our community We are concerned that the additions and changes to the property at 2709 36th Street NW are in violation of the size limitations that apply in this neighborhood There was a hearing on this matter scheduled for January 27th, which we gather has been postponed, but we nonetheless want to register our concerns about the size of the addition underway at 2709 36th Street NW We do not want developers or owners to ignore size limitations as they proceed with renovations in the neighborhood

Best regards,

Catherine T Porter
James T Fuller

January 27, 2015

Board of Zoning Adjustment
Washington DC Board of Zoning
441 4th Street NW Suite 200S
Washington, DC 20001

Dear Sirs,

I am writing to express my disappointment for the last minute postponement of the hearing regarding zoning issues for the residence located at 2709 36th Street Given the fact that the problem with the land was first identified over a year ago I can't imagine how giving the homeowner more time to continue construction is advisable Also, rescheduling the meeting to March 31 will make it impossible for many to attend, if they like me, have children who will be out of school and traveling for spring break

I am a member of Massachusetts Avenue Heights Citizen Association (MAHCA) and a have been resident of the neighborhood for nine years I I am disappointed that I won't have the opportunity to register my support for MAHCA and ANC 3's position regarding zoning violations at 2709 36th at your March 31 meeting

Sincerely,

Andrew Macdonald
2715 36th PL NW
Washington, DC 20007

Robert H. Loeffler

January 25, 2015

Board of Zoning Adjustment
District of Columbia Government
441 4th Street NW
Suite 2008
Washington DC 20001
dcoz@dc.gov

Re: BZA Application No. 18886
(Request for Special Relief for 2709
36th St NW)

Dear Board Members,

My wife and I live at 2607 36th Pl NW, Washington, DC. We bought this house in May 1975 and have lived happily in this tranquil neighborhood for nearly 40 years. We are also members of the Massachusetts Avenue Heights Citizens Association (MACHA). We support and endorse both the position of MACHA on the request for special relief and ANC 3C Resolution No. 2014-04, adopted December 15, 2014.

We are pleased that there is so much activity in improving real estate in the District but to preserve the special character of the District, development must take place within the framework of the zoning regulations and not in disregard thereof.

Respectfully submitted,

2607 36th Place, N W. • Washington, D.C. 20007

January 24, 2015

To Whom It May Concern

I am a member of the Massachusetts Avenue Heights Citizen Association I live at 2720 35th Place, NW

I am disappointed that the hearing concerning zoning issues with 2709 36th Street, NW has been postponed With great inconvenience I had to make changes to my business schedule so that I would be able to show my support for the MACHA and ANC 3C's position concerning the zoning issues violated by the owners of 2909 36th Street, NW I have lived in this neighborhood for three years, and I am concerned that if this disregard for the zoning rules of the District of Columbia is allowed to go unnoticed, other builders, developers, and owners will continue to violate the code.

Thank you for your consideration

Hunter Hohlt

25 January 2015

Mr. Lloyd Jordan, Chairperson
DC Board of Zoning Adjustment
441 Fourth Street, NW
Washington, DC 20001

RE Case 18886 Application of Niloufar Hoorazor for a Special Exception for 2709 36th Street, NW

Dear Mr Jordan.

The purpose of this letter is to express support for the position of the Massachusetts Avenue Heights Citizens Association (MAHCA) which I am a member and our Advisory Neighborhood Commission C3 are presenting to the Board in opposition to the granting of a special exception to the developers and owners of the property at 2709 36th St, NW. I live at 3532 Massachusetts Ave, NW and have done so for 35 years

Our neighborhood has an interest in seeing that the District's zoning laws and regulations are honored and enforced, so that development within our small but treasured neighborhood will be appropriate in scale and within the city's zoning requirements. Homeowners do not benefit by ignoring, or by having the BZA ignore, zoning violations and thereby essentially encouraging present and future developers and owners to build at will. Those of us who live here have abided by these rules and expect those moving into our neighborhood to do so as well

I strongly urge the Board to enforce the zoning laws and regulations as regards 2709 36th St, NW and possible future projects as well

Sincerely,

Patricia A Gogos

To The D C Board of Zoning Adjustment

We are member of the Massachusetts Avenue Heights Citizen Association. We have lived at 2712 35th Place, NW, since September 2013

We are very disappointed that the hearing concerning zoning issues for the residence located at 2709 36th Street, NW has been postponed We both have rescheduled planned travel to attend the hearing We want to show our support for MAHACA and ANC 3's position regarding zoning violations at 2709 36th

Our concern is that if these violations are allowed to go unnoticed, the door is open to developers, builders, and other owners to violate existing building codes

Sincerely,

Trish and Tony Glowacki

Trish Glowacki
tglowacki@warningshortfilm.com
2712 35th Place, NW
Washington, D C 20007
(301)717-7183 cell

To Mr Lloyd, Chairperson, District of Columbia Board of Zoning Adjustment

Case 18886 Application of Niloufar Hoorazor for Special Exception for 2709 36th Street, NW

I am Chairman of Membership of the Massachusetts Avenue Heights Citizens Association and have lived in the neighborhood at 3604 Fulton Street, NW for 43 years.

My husband and I, and many of the residents of MAHCA, are concerned that changes are occurring in the neighborhood that is having a negative impact It appears that owners, who are often developers, buy houses and radically change their characteristics and size., and more important violate the District zoning laws. This is especially the case concerning the owners/developers of 2709 36th Street.

We feel that if we do not challenge these developers, that other builders will continue to violate the code. Once this occurs, any return to compliance will be extremely difficult to achieve We thus strongly support the efforts of MAHCA and our ANC to prevent current and future developers and owners, and in particular the owners of 2709 36th Street, from violating the zoning laws and regulations pertaining to our community

We are also disappointed that the meeting of January 27 is postponed as we had made a special effort to attend, even changing the dates of a trip to England This hearing had been on our calendars for weeks and we find it hard to understand why the owner's counsel is now seeking a last minute postponement. It was extremely difficult for us to attend the January 27 meeting, and now it will be even more difficult for us to attend another, later meeting.

As Chairman of Membership of MAHCA, I can verify that the feelings I have expressed here are similar to those of the neighborhood. This is seen in the many letters that are being submitted along with the statement of MAHCA's President and counsel

Sincerely,

The Honorable Charles and Dr Jane Ervin

January 23, 2015
2702 36th Street, NW
Washington, DC 20007

Mr Lloyd Jordan, Chairperson
District of Columbia Board of Zoning Adjustment
441 Fourth Street, NW
Washington, DC 20001

Re Case 18886 Application of Niloufar Hoorazor for a Special Exception for 2709 36th St , NW

We live across the street from the oversized house that Mr Hoorazor has illegally erected We are extremely disappointed that this case appears to have been postponed though it is still listed on the BZA calendar for January 27, 2015 It is extremely important for the BZA to establish that violations of law in our neighborhood will not be countenanced

More time will not undo anything that the owner has done It will merely allow him to solidify his violations Please inform us that the hearing will indeed be held on January 27, 2015,

Rosalyn Doggett, Vice President, Mass Avenue Heights Citizens Association, former Chair, ANC 3C
Kenneth Doggett, Architect, RIBA

MAHCA President and Zoning Board Chair:

I am a member of the Massachusetts Avenue Heights Citizens Association. I live at 2714 36th. Street, NW, Washington, DC 20007.

I am disappointed that the hearing concerning zoning issues with 2709 36th, Street, N.W. has been postponed. With great inconvenience I arranged to take leave from my job so that I would be able to show my support for MAHCA and ANC 3C's position concerning the zoning issues violated by the owners of 2709 36th Street, N.W. I have lived in this neighborhood for 25 years and are concerned if this disregard for the zoning rules of the District of Columbia is allowed to go unnoticed, other builders, developers, and owners will continue to violate the code.

Please know that I continue to support MAHCA and will work together with my neighbors to ensure adherence to the zoning rules.

Alfonso Diaz

January 21, 2015

To: District of Columbia Board of Zoning Adjustment

From: Stephen I. Danzansky, co-owner 3609 Edmunds Street, N.W.

Subject: January 27, 2015 BZA Hearing Postponement

Case: In the matter of 2709 36th Street, N.W. violations of DC zoning regulations and requirements

As a member of the Massachusetts Avenue Heights Citizens Association (MAHCA) and a resident at the above-mentioned address, I am writing to express my disappointment with and chagrin at the postponement of the January 27 hearing on the matter of a blatant, if not intentional, disregard of DC zoning requirements *re* the renovation and additions to the home located at 2709 36th Street, N.W.

I am disappointed because as a citizen and DC taxpayer, I moved several appointments on my calendar in order to be present at the hearing in support of the position of MAHCA. I am chagrined because any delay in hearing this matter represents another week, or month, or several months in which an obvious code violation is allowed to stand unremediated, perhaps encouraging other violations both at this site and throughout the neighborhood.

As a Massachusetts Avenue Heights homeowner for over forty years, I am eager to see this matter corrected as soon as practicable and hope that the continuance date will be one that will enable me to be present at the hearing. If not, please consider this letter an indication of my strong support of the position articulated and represented by both MAHCA and ANC 3C.

Sincerely,

Stephen I. Danzansky

To Whom it May Concern at the DC Board of Zoning Adjustment,

We are William and Miriam Cunningham and we live at 2717 36th Place, NW, and are members of the Massachusetts Avenue Heights Citizens Association (MACHA) We and our parents have lived in the neighborhood for over 45 years (we are a second generation living in the home), and we strongly support the efforts of MAHCA and the ANC to prevent current and future developers and owners from violating the zoning laws and regulations that apply in our community

We both planned to attend the hearing, originally scheduled for January 27, 2015, with respect to the alleged zoning violations at 2709 36th Street, NW, which threaten to change the unique character and special charm of our neighborhood This hearing has been on our schedule for weeks, and we do not understand why the homeowners' counsel sought an 11th hour postponement

We are deeply concerned about these alleged violations and we want to make sure that neighborhood is preserved for even more generations of Cunninghams

Thank you for your attention,
Best regards,
William & Miriam Cunningham
2717 36th Place, NW
Washington, DC 20007
202-986-6876

I urge the Board to enforce the zoning laws and regulations as regards 2709 36th Street, NW, and possible future projects, as well.

Sincerely yours,

Diane B. Cunningham

Sent via email

2707 36th Street, NW
Washington, DC 20007
January 27, 2015

Mr. Lloyd Jordan, Chairperson
District of Columbia Board of Zoning Adjustment
441 Fourth Street, NW
Washington, DC 20001

Re: Case 18886: Application of Niloufar Hoorazor for a Special Exception for 2709 36th Street, NW

Dear Mr. Jordan:

I am writing to express my appreciation that the Board of Zoning Adjustment is considering the matter of the zoning violations of the owners/developers of 2709 36th Street. I strongly encourage the Board not to grant a special exception and to support the position of my neighborhood association (MAHCA) and the Advisory Neighborhood Commission. My husband and I have lived at 2707 36th Street, NW since 1983, 32 years. We are immediate neighbors of the project in question.

Our neighborhood has an interest in seeing that the District's zoning laws and regulations are honored and enforced, so that development within our much loved neighborhood will be appropriate in scale and certainly within the letter and spirit of the city's zoning requirements. Homeowners do not benefit by ignoring, or by having the BZA ignore, zoning violations and thereby essentially encouraging present and future developers and owners to build at will. Those of us who live here have abided by these rules. Those coming into our neighborhood should do so as well.

MAHCA President and Zoning Board Chair:

I am a member of the Massachusetts Avenue Heights Citizens Association. I live at 3530 Edmunds St NW, Washington, DC 20007.

I am disappointed that the hearing concerning zoning issues with 2709 36th, Street, N.W. has been postponed. With great inconvenience my husband and I arranged to take leave from our jobs (we both work near Dulles airport) so that we would be able to show our support for MAHCA and ANC 3C's position concerning the zoning issues violated by the owners of 2709 36th Street, N.W. We have lived in this neighborhood for 5 years and are concerned that if this disregard for the zoning rules of the District of Columbia is allowed to go unnoticed, other builders, developers, and owners will continue to violate the code.

Please know that we continue to support MAHCA and will work together with our neighbors to ensure adherence to the zoning rules

Ellen Clifford

Paul Rodgers

To: The D.C. Board of Zoning Adjustment

We own a home at 2700 35th Place NW. We have lived there since 1986. We are long-time members of the Massachusetts Avenue Heights Citizen Association (MAHCA). Bill chairs the MAHCA Tree Committee.

We were very surprised and upset to learn that you have postponed the zoning hearing for the residence at 2709 36th Street. Bill is a full-time lawyer and had to reschedule some meetings and calls in order to attend the hearing.

We had planned to appear and to demonstrate our support for the positions taken by MAHCA and ANC 3 regarding the zoning violations at 2709 36th Street. Overlooking these sorts of violation will be viewed by developers as an open invitation to violate the city's building codes in order to "supersize" houses and thereby destroy the look and feel of a very lovely neighborhood.

Very truly yours,

William W. Chip and Sylvia M. Chip

District Board of Zoning Adjustment

Subject Case 18886 Application for Special Exception for 2709 36th Street, NW

Dear Sirs,

My name is Bilha Bryant and I am a member of the Massachusetts Avenue Association We purchased the house on 3524 Edmunds Street from its original owner in the summer of 1963 and have lived here for 52 years

As newly-married, my husband and I fell in love with this beautiful part of the District, specifically because of the diversity of the style of the houses and the special attention to the homogenous feeling of the neighborhood I would, therefore, think that people who choose to live in this neighborhood did so because of its integrity and its charm As new owners we all have done improvements to our houses but we all concientuously made them so that the neighborhood would not suffer the consequences, Yet, the new owners of 2709 36th Street ignored the principle rule of the neighborhood, violating the 40% zoning requirement, building a house that exceeds the 8 foot distance from his neighbor and literally creating an eye sore for the neighborhood

I love this neighborhood and the people who live here, who mostly are very concous of its quality of life I am very concern that if such violations go unnoticed, this beautiful old neighborhood will be overwhelmed by developers and others who will violate existing building codes

I am a member of the Massachusetts Avenue Heights Citizens Association. I live at: 2725 36th Place, NW with my wife and children.

I am disappointed that the hearing concerning zoning issues with 2709 36th, Street, N.W. has been postponed. I had worked hard to avoid New York travel so that I would be able to show my support for MAHCA and ANC 3C's position concerning the zoning issues violated by the owners of 2709 36th Street, N.W. I have lived in this neighborhood for 12 years and am concerned that if this disregard for the zoning rules of the District of Columbia is allowed to go unnoticed, other builders, developers, and owners will continue to violate the code.

Sincerely,

David Bohigian

To District of Columbia Board of Zoning Adjustment

Subject Zoning Hearing for 2709 36th, Street, NW

Date 01/24/2015

MAHCA President and Zoning Board Chair:

I am a member of the Massachusetts Avenue Heights Citizens Association. I live at 3515 Davis St. NW, Washington, DC 20007.

We are disappointed and concerned that the hearing concerning zoning issues with 2709 36th, Street, N.W. has been changed to a later date. My husband and I have arranged to be in town so that we would be able to show our support for MAHCA and ANC 3C's position concerning the zoning issues violated by the owners of 2709 36th Street, N.W. We have lived in this neighborhood for 14 years and are concerned that if this apparent disregard for the zoning rules of the District of Columbia is allowed to go unnoticed, other builders, developers, and owners will continue to violate the code.

Please know that we continue to support MAHCA and will work together with our neighbors to ensure adherence to the zoning rules.

Pat and Thomas Beckner

To
Re Case 18886 - Application for Special Exception for 2709 36th Street NW

Statements by Members of MAHCA in Opposition to Special Exception and Requesting Vigorous Enforcement of Zoning Standards