

Form 125 — Exhibit 1
(Revised 03/15/02)

Case No. []

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

APPEAL

Notice: [Click Here for Appeal Form Instructions](#)

Pursuant to Section (s) §3100 and §3101 of the Zoning Regulations of the District of Columbia, an appeal is hereby taken from the administrative decision of: * [DDOT Office of Public Space]

made on * [2/22/07], to the effect that *

Application for curb cut was granted at 2351 Champlain St., NW, in conjunction with use of non-conforming curb cut in existence at 2357 Champlain St., NW.

Address(es)* of Affected Premises	Square(s)*	Lot(s)*	Zoning Districts*
[2351 Champlain St.]	[2563]	[834]	[Mt. Pleasant]
[North West]			

Present Use of Property: * [Residential]

Proposed Use of Property: * [Residential]

Owner of Property: * [Erie Associates, LLC] Telephone No.: * [202-986-8966]

Name, address and telephone number of lessee:

Mr. Denis Lee, Principal Erie Associates, LLC c/o Capital Design Group, Inc. 2424 18th St., NW - Suite C2 Washington, DC 20009	Mr. Carlos Lumpuy, Principal Erie Associates, LLC 2366 Champlain St., NW Washington, DC 20009
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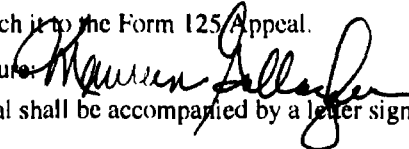
Name, address and telephone number of appellant, if other than owner:

Reed Cooke Neighborhood Association (RCNA) c/o Maureen Gallagher Vice Chairperson P.O. Box 21700 Washington, DC 20009	Peter Lyden Treasurer 202-462-3830
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State specifically manner in which appellant is aggrieved by the administrative decision, the allegations of error in the administrative decision, and the relevant sections of the Zoning Regulations (see reverse for more detailed explanation).

Please use a separate piece of 8 1/2" x 11" to respond and attach it to the Form 125 Appeal.

Date: * [10/19/07]

Signature: 

* If appeal is filed by agent of the Appellant, Form 125 Appeal shall be accompanied by a letter signed by the appellant authorizing the agent to act on his behalf in this appeal.

To be notified of hearing and decision:
(Appellant or Authorized Agent)*

Name: * [Maureen Gallagher]

Address: * [PO Box 21700] City: * [Washington] State: * [DC] Zip: * [20009]

Phone No.: * [202-462-3830]

Fax No.: []

E-Mail: [MGallagher@Kalamazoo.com]

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

BOARD OF ZONING ADJUSTMENT
District of Columbia

Print Preview

Clear Form

CASE NO. 17746
EXHIBIT NO. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17746
EXHIBIT NO. 1

Form 125 Appeal – Additional Appellant Declaration

–Adequate parking is provided with four off-street parking spaces accessed from an alley. Requirements under Title 11 § 2101 by providing one parking space for each two dwelling units are met. Additional parking is in excess of said Title and Section.

Additional parking is in contradiction to:

§1400.4 Where there are conflicts between this chapter and the underlying zone district, the more restrictive regulations shall govern.

This location is zoned R-5-B, and falls within the boundaries of the Reed Cooke Overlay District, Title 11, Chapter 14. As such, project is in violation of:

§ 1400.2 The purposes of the RC Overlay District shall be to:

- (c) Protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impact.

By removing at minimum one, and up to three public parking spaces.

By contributing to additional congestion, noise, and pollution by the addition of even more vehicles in a dense, congested urban area.

By discouraging new residents who do not own vehicles.

By discouraging new residents who favor the use of mass transit.

By discouraging new residents who commute by use of a bicycle.

Supports protection of existing residential quality of life when new housing is created within the Reed Cooke Overlay District as follows:

§ 1400.2(a)

- (1) Protect current housing in the area and provide for development of new housing;

and

§ 1400.2

- (c) Protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impact.

Therefore, new housing shall not be provided to the detriment of current, and nearby residences.

Past Opposition

Identical application was submitted, opposed by RCNA, and ANC 1C and denied in October of 2003.

Notification of Service

Notice is hereby given of this appeal communicated to the parties listed below by First Class Mail, United States Postal Service.

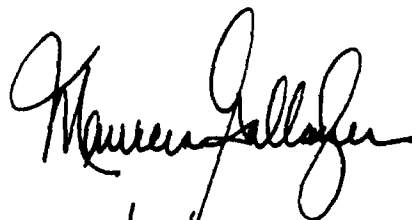
1) Ms. Ann Simpson Mason
Public Space Management Administration
2000 14th St., NW
Washington, DC 20009

2) Ms. Denise Wiktor
Public Space Management Administration
2000 14th St., NW
Washington, DC 20009

3) Mr. Dennis Lee, Principal
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2424 18th St., NW, Suite C2
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4) Mr. Carlos Lumpuy
Erie Associates, LLC
2366 Champlain St., NW
Washington, DC 20009

5) Mr. Bryan Weaver
Chairperson
Advisory Neighborhood Commission 1C
PO Box 21009, NW
Washington, DC 20009


10/19/07