



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK
FRIENDSHIP HEIGHTS

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015

April 24, 2008

District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Suite 200/210-S
Washington, DC 20001
E-Mail: dcoz@dc.gov

RE: BZA Appeal No. 17747

Dear Board of Zoning Adjustment:

My name is Lucy Eldridge and I am the Advisory Neighborhood Commissioner for Single Member District 3E04, the district in which 5013 Belt Road (the subject of this appeal) is located.

On Saturday, April 5, 2008 I met with Stephanie Wallace, the owner of 5013 Belt Road, and some of the neighboring property owners including Mary Grumbine, her husband, Jack Simmons, John Lemoine, and others, to discuss some of the issues regarding the construction of the building at that site.

The original intent of the meeting was to see if there was some sort of agreement that could be reached between the developer and the neighbors concerning property damage caused by the construction, the developer's plans for the building, and shoring up the security around the site. Although Ms. Wallace agreed to put up some type of screen around the site, she was not able to give any assurances to the neighbors regarding remediation of the property damage (other than to advise them to speak with her lawyers). Nor was she able to make any pledge about what she would do with the property. She explained that she needed to first hear from the Board of Zoning Adjustment (BZA) regarding her appeal before she could make any determination as to the nature and extent of the work to be done at the site.

As we walked the site, I asked Ms. Wallace directly whether there was anything left of the original house. She was very clear and answered easily without any hesitation or equivocation that there was nothing left of the original structure. As this was a critical issue regarding the appeal (the permit was denied because there was nothing left of the original structure upon which to grandfather an addition with a non-conforming side yard), and therefore an issue that was important to me in order to draft our resolution, I was very careful to ask the

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question and very focused on her response. She said that there was nothing left of the original structure. I then pointed to the foundation and asked whether any part of the foundation was from the original structure. Again, she said no.

The statement made by Ms. Wallace in paragraph 23 of her affidavit, attached as Exhibit J to her Motion for Summary Judgment, that "[a] portion of the original and existing single-family dwelling was not demolished and remains in place," is in stunning contrast to the representations she made to me and her neighbors on April 5, 2008.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lucy Eldridge".

Lucy Eldridge, Vice-Chair
ANC 3E04