



COUNCIL OF THE DISTRICT OF COLUMBIA  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, DC 20004

MARY M. CHEH

Councilmember, Ward 3  
Chair, Committee on Government Operations and the Environment

Office: (202) 724-8062  
Fax: (202) 724-8118  
mcheh@dccouncil.us

September 15, 2010

Meridith Moldenhauer  
Board of Zoning Adjustments  
One Judiciary Square  
441 4th Street, NW, Suite 200 South  
Washington, DC 20001

Re: Appeal of the subdivision of 2910 Garfield Street, N.W., BZA Case No. 18108.

Dear Chairperson Moldenhauer:

I want to go on record in support of the citizens' appeal of the subdivision decision at 2910 Garfield (Square 2113, Lot 828). I have personally met with neighbors in the community and have visited the site several times.

A number of residents with whom I have spoken have repeatedly advised that the approval of this subdivision is out of character of with this mature, stable neighborhood and will have a permanent negative effect on the environment. Further, many have suggested that the decision is inconsistent with the purposes of the Zoning Regulations of this R-1-B district and the Comprehensive Plan. Residents note that the limitations on the creation of multiple lots as established in section 101.6 and the 2% deviation requirement. Others have noted that the density of the proposed houses is totally out of scale with the existing 73 single-family houses in this development. Moreover, I do not believe that the minor deviation standard is related only to inches and feet. I think that, in appropriate circumstances, a deviation can be more than minor dependent on the effect on the neighborhood of approving the deviation.

I am also concerned about the process for approval. The community has continued to complain that they were not given an opportunity for input prior to the decision and that neither the Zoning Administrator, nor his staff, visited the site prior to approval. Further, I believe that given the strong feelings that many residents have had on the matter, they deserve an explanation as to why this action would not "impair the purpose" of the zoning regulations as required by section 407.

Finally, I want to point out additional environmental concerns about the decision. The project includes the proposed destruction of healthy 80 year old trees, which will destroy beneficial tree canopy and limit privacy to adjacent properties and the District forever.

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18108  
EXHIBIT NO. 17

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18108  
EXHIBIT NO. 17

Furthermore, the removal of these trees on this steeply wooded site has the potential for erosion and storm water problems as well as possible negative effects on the root system of adjacent trees.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary M. Cheh', with a large circular flourish at the end.

Councilmember Mary M. Cheh

Cc: Mayor Adrian Fenty  
Neil Albert, City Administrator  
Councilmember Phil Mendelson  
Councilmember Muriel Bowser  
Mathew LeGrant, DCRA Zoning Administrator  
Ann-Marie Bairstow, Chair, ANC 3C  
William Kummings, ANC 3C02  
John Goodman, Woodley Park Community Association  
Richard DeKaser, 2914 Garfield Street, NW