

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Appeal of the subdivision of 2910 Garfield Street, NW (Square 2113 Lot 828) by
Advisory Neighborhood Commission 3C, Richard DeKaser and Rebecca Rhames
Margaret Ernst and Frederick Jenney, Sarosh Sattar and
Woodley Park Community Association

BZA Appeal No. 18108

September 21, 2010

Preliminary Statement of Appellants

Most of Woodley Park is row houses, but a few blocks west of Connecticut Avenue the neighborhood turns into one of modest 2-story stand-alone houses with gardens and trees. The neighborhood is characterized by its hilly topography and full tree canopy. Yet the topography causes it to be environmentally sensitive and prone to erosion and storm water runoff problems. Existing lot sizes and homes in the neighborhood work within the contours of the hilly landscape and help preserve the native trees that provide shade, cooling, erosion control and storm water runoff control.

The property that was subdivided and is the subject of this appeal, sits on a corner lot at the end of a sloping hill. It directly abuts or impacts neighbors on three streets - Garfield Street, Garfield Terrace and 29th Place. The lot is also the main focal point when entering the R-1-B neighborhood. Before the subdivision, the property looked like this:



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CASE NO. 18108

EXHIBIT NO. 18

Board of Zoning Adjustment
District of Columbia
CASE NO. 18108
EXHIBIT NO. 18

After the subdivision and the construction proposed for this property, an architect's rendering shows that this corner will look something like this:¹



The subdivision that was granted using the “minor deviation” authority given to the Zoning Administrator has significant negative impacts on the neighborhood, including increasing the density of that area beyond what is reasonable and impairing the environmental health of the neighborhood by necessitating the removal of many significant old growth trees to accommodate two houses on these new lots.

The subdivision at 2910 Garfield Street is not a “matter of right,” and under section 407 of the Zoning Regulations the decision should have been based on factual analysis to ensure consistency with the purpose of the applicable Zoning Regulations. Instead, the decision to subdivide was approved without any analysis of the purposes of the Zoning Regulations, which in turn requires an analysis of consistency with the Comprehensive Plan.

Factual Background

Sometime in 2009, an application was filed to subdivide the property at 2910 Garfield St, NW (Square 2113 Lot 828). Neither ANC3C nor the public generally was given notice of the application.

¹ The architect, Robert Schwartz, will be available to testify as an expert at the hearing, and a copy of his resume appears as Attachment 15 to this filing.

Lot 828 was 9946 square feet in area and was zoned R-1-B, which requires a minimum lot size of 5000 square feet. The requested subdivision, therefore, was not a matter of right. Rather than seeking an area variance, the applicant apparently asked the Zoning Administrator to approve a “minor deviation” under section 407 of the Zoning Regulations. On November 18, 2009, the Zoning Administrator sent a decision letter approving the deviation to an attorney at Pillsbury Winthrop Shaw Pittman LLP. There is no indication that the letter was sent to anyone else, and it was not publicly disseminated.

Shortly thereafter, the property was sold to ZP 29th PLACE LLC (“the Developer”). A representative of the Developer has said that sale of the property was contingent on its being subdivided. The Developer began marketing both properties sometime in the spring of 2010, making it clear that he did not intend to occupy either of the new houses.

It was not until late April 2010 that neighbors learned that the property had been subdivided into two lots and that the Developer planned to build two very large houses on them. This appeal was timely filed on June 3, 2010.

Zoning Administrator’s Errors

Section 101.6 of the Zoning Regulations authorizes the subdivision of lots, but only if “the division shall be effected in a manner that will not violate the provisions of this title for yards, courts, other open space, minimum lot width, minimum lot area, floor area ratio, percentage of lot occupancy, parking space, or loading berths applicable to that lot or any lot created.” The Zoning Administrator gave his approval of the subdivision of Lot 828, in spite of the numerous violations of applicable zoning regulations. While the Zoning Administrator recognized one of these violations – that one of the resulting lots was below the minimum lot area in this zone prescribed in section 401.3 – he nonetheless approved it pursuant to a provision of the Zoning Regulations which gives him the authority to permit minor deviations from the requirements of the rules, but only if those deviations do not “impair the purpose of the otherwise applicable regulations.” ZR § 407.

Although our appeal identified three issues, we are limiting the appeal to the first two issues identified therein:

1. The subdivision of this lot “impair[s] the purpose of the otherwise applicable regulations” and, therefore, should not have been approved by the Zoning Administrator under section 407 of the Zoning Regulations.
2. The subdivision violates section 101.6 of the Zoning Regulations by creating lots that do not conform to those rules.

1. The Zoning Administrator Did Not Comply with Section 407 in Approving This Subdivision.

A “minor deviation” under section 407 is not a matter of right. The Zoning Administrator may grant one only if he makes a determination that doing so will not “impair the purpose of the otherwise applicable regulations.” In this case, the Zoning Administrator did not conduct the kind of analysis required by section 407, and, if he had, he would have had to deny the application.

A. The Zoning Administrator Did Not Make the Required Analysis.

The Zoning Commission added section 407 to the Zoning Regulations in 1998 as part of a series of amendments that were designed to relieve property owners of the burden of having to seek variances for additions to single-family residences and flats.² Certain additions would in the future need only special exception approval, and the Zoning Administrator was given the authority to approve other “minor deviations.” But a “minor deviation” was not to be automatic — it could be approved only if it was “determined to be ... consistent with the purpose of the applicable regulations.”³

The Zoning Commission did not spell out exactly what an applicant for a “minor deviation” had to show or what the Zoning Administrator had to find in order to meet this standard. At the very least, however, it must be clear that the Zoning Administrator is not allowed to approve a “minor deviation” simply because it meets the numerical test of section 407 — as that would make the “impair the purpose of the otherwise applicable regulations” test irrelevant in the regulation. Thus, additional analysis — analysis specific to the property in question — is required.

Although the Zoning Administrator’s decision letter recites the standard established by the regulation, the letter contains no discussion or analysis of why this is the case. On April 29, 2010, the Zoning Administrator said that he had not visited the property, nor did he indicate that any member of his staff had done so. The Zoning Administrator’s files on this application, which he provided in early May, contain no photographs or description of the property or the surrounding area or any analysis of how the proposed substandard lot would affect neighboring properties. The only documents in the files were papers related to the size of the resulting lots.

It appears that the Zoning Administrator simply looked at the numbers, saw that the deviation requested was within the two-percent limit and approved it. This appearance was confirmed on May 27th by the Deputy Director of DCRA. At a neighborhood meeting concerning this property with representatives of DDoT, OP and other city officials, Nicholas Majett,

² Zoning Commission Order No. 840, *Special Exception Provisions for Single-Family Dwellings and Administrative Flexibility Provisions*, at 2 (Feb. 28, 1998).

³ *Id.* at 5.

representing DCRA, informed the community that DCRA receives thousands of applications per year and does not review them for consistency with the character of the neighborhood.

It was also confirmed a few days later by the Director of DCRA. She was responding to neighbors who were asking DCRA “to reconsider the subdivision citing a number of factors, including but not limited to: the lack of notice to the ANC and neighbors; the effect on the character and density of the neighborhood....” She advised that the Zoning Administrator’s original decision would not be changed and that the “decision is based on agency precedents, regulations, and policies that govern the subdivision process” — significantly, it was not based at all on the facts on the ground at this particular location.⁴

Section 407, of course, requires more. The BZA should grant this appeal for this reason alone.

B. This Subdivision, in Fact, Impairs the Purposes of the Zoning Regulations.

The memorandum accompanying our appeal detailed how the subdivision here “impairs” the “purpose” of sections 101.1, 101.2 and 200 of the Zoning Regulations, which provisions focus on such goals as preserving the character of specific zoning districts, encouraging the stability of such districts, “protect[ing] quiet residential areas,” “stabiliz[ing] the residential areas” and “promot[ing] a suitable environment for family life.” Appellants will not repeat that discussion here, but proffer as additional evidence the expert testimony of George H.F. Oberlander, an urban planner who has previously testified as an expert in zoning cases. Mr. Oberlander’s report, being submitted herewith as Attachment 12,⁵ makes the following points.

Had the appropriate analysis been done, it would have shown that the subdivision – and putting two houses on this property – would impair the purpose of the applicable Zoning Regulations, as well as the requirements of the Comprehensive Plan.

Mr Oberlander finds that this subdivision “threatens the stability of this R-1-B area.” In addition, his testimony notes that under D.C. Code §6-641.02, the Zoning Regulations must not be “inconsistent with the comprehensive plan for the nation’s capital” and shall be designed to advance certain goals specified in that statute.⁶

⁴ This June 7, 2010 e-mail from Director Linda K. Argo to dozens of neighbors and public officials appears as Attachment 14, along with a follow-up e-mail she sent several days later.

⁵ Mr. Oberlander’s resume is submitted as Attachment 13.

⁶ The statutory goals are to “lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services.”

His testimony details how the present subdivision is inconsistent with a number of these enumerated goals, as embodied in the 2006 Comprehensive Plan, and we refer the Board to his report for a more detailed explication.

Many of these requirements appear in Chapter 23 of the Comprehensive Plan, which establishes the “policies and actions [that] should guide growth and neighborhood conservation decisions in Rock Creek West.” The very first of these is to

“Protect the low density, stable residential neighborhoods west of Rock Creek Park and recognize the contribution they make to the character, economy, and fiscal stability of the District of Columbia. Future development...must be carefully managed to...protect and enhance the existing scale, function, and character of these neighborhoods.”⁷

The Comprehensive Plan then goes on to discuss infill development in this area. In this regard, it requires that

“Heights and densities for such development should be appropriate to the scale and character of adjoining communities.”⁸

This subdivision and the proposed development plainly fail these requirements. Any decision that is so inconsistent with the Comprehensive Plan must “impair the purpose” of the applicable zoning regulations.

This property is in an R-1-B zone, which requires a minimum lot size of 5000 square feet. The surrounding community of which it is a part is made up of 83 lots, the average size of which is 7,666 square feet.⁹

Only part of the original lot is developed today. Most of it is steeply sloped and densely wooded, with several large mature trees, which provide shade, cooling and privacy to neighboring properties, as shown below.

⁷ Comprehensive Plan 23-13.

⁸ *Id.* at 23-13 to -14.

⁹ There are 84 lots zoned R-1-B closest to, and including, Lot 828. They are on Garfield Street, 29th Place, Garfield Terrace, Cleveland Avenue, and 31st Street. One of these properties, 2911 Garfield Street, was excluded from this analysis because it is a non-conforming lot (only 2175 square feet) with a non-conforming use (row house). See Attachments 10 and 11 for detailed maps and analysis.



As shown in this picture taken from the rear, the property is on a steep slope, the root systems of the trees also prevent erosion and help provide lateral and subjacent support to abutting properties.



This is typical of the properties in the surrounding community.

This is not just expert opinion. It is also demonstrated by the numbers, as shown in Attachments 10 and 11 of this memorandum, which are updated and refined versions of the density analysis provided as Attachments 8 and 9 of the initial appeal papers, and which replace those two attachments.¹⁰

The new substandard lot (Lot 134) is the smallest lot in the surrounding community. The other new lot (Lot 135) is the fifth smallest. The average lot size within the surrounding community is 7,666 square feet, more than 50% larger than either of the two new lots.

The two properties resulting from the subdivision will achieve an extreme degree of density and “over-crowding of land”. Within the surrounding community, no two properties have this level of density when measured on the basis of square foot of house size to the square foot of lot space. This subdivision would, therefore, adversely affect the “character of the respective district.” This density analysis is summarized below and shown in detail as Attachments 10 and 11.

- a. Density was determined by the ratio of house size to lot size, much like an FAR calculation. For example, a house with a floor area of 3,000 on a 9,000 square foot lot would have a density measure of 33%.
- b. The house-to-lot ratios for the proposed structures are 70% (2858 29th Place) and 78% (2854 29th Place).
- c. The mean (*i.e.*, average) house-to-lot ratio in the surrounding community is 33%, with a standard deviation of 10%. Statistically, therefore, the normal house-to-lot ratio for the community is within a range of 23% to 43%.
- d. Each of the proposed new houses, therefore, results in a land-use density that is twice the greatest density in the normal range in the neighborhood; the densities fall outside three standard deviations of the average for the neighborhood.

The addition of another house in this location and the accompanying removal of trees will adversely affect the privacy of at least four of its neighbors, in particular 2914 Garfield Street, 2909 Garfield Terrace, and 2857 29th Place and 2853 29th Place.

The increased density due to reduced lot size will reduce the shade and tree canopy which provides cooling and reduce the light to the immediately surrounding residences, especially 2914 Garfield Street.

Simply put, the houses planned for these lots will be the largest in the surrounding community by a wide margin and will sit on some of the smallest lots. The resulting building density will be

¹⁰ Notwithstanding the updating, the computations in the next several paragraphs are identical to those in the initial appeal document except as to point (b), which reports lower percentages than in appellants’ initial filing.

extreme and out of character with the neighborhood. All of which is inconsistent with the requirements of the Comprehensive Plan and the Zoning Regulations.

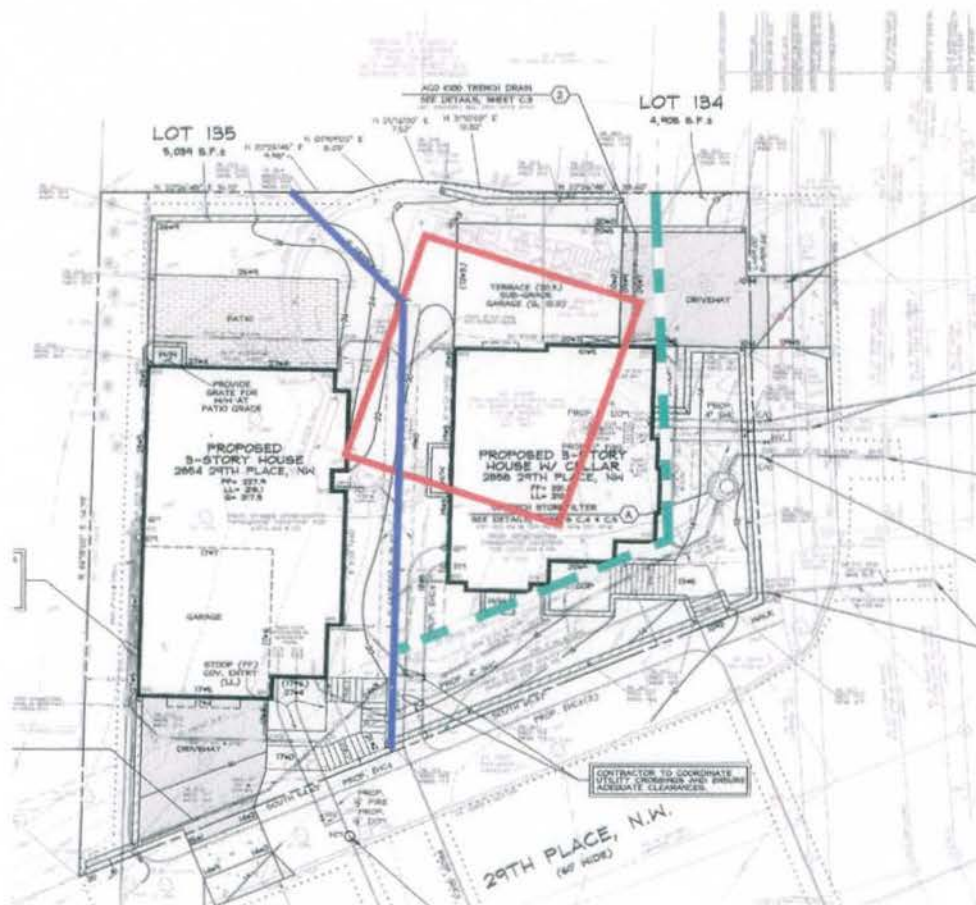
2. The Subdivision Violates Section 101.6 of the Zoning Regulations.

Section 101.6 of the Zoning Regulations provides:

“Where a lot is divided, the division shall be effected in a manner that will not violate the provisions of this title for yards, courts, other open space, minimum lot width, minimum lot area, floor area ratio, percentage of lot occupancy, parking spaces, or loading berths applicable to that lot or any lot created.”

The Zoning Administrator recognized that this subdivision would violate the minimum lot area requirement, but incorrectly approved it under his “minor deviation” authority.

There were three other violations, however, which the Zoning Administrator ignored. All result from the fact that there is an existing house on the lot, as shown below.



First, the existing house straddles the new lot line.

Second, the house now has no rear yard to speak of, let alone the 25-foot rear yard required by the Zoning Regulations.

Third, it would appear that the house, which now mostly sits on the smaller of the new lots violates the percentage lot occupancy limit. The Zoning Regulations define "percentage of lot occupancy" as "a figure that expresses that portion of a lot lying within lot lines and building lines that is occupied or that may be occupied under the provisions of this title as building area...." The numerator of the fraction is the area occupied by the building, and the denominator is the area "lying within lot lines and building lines." A large portion of this lot is outside the building line, the dashed line on the site plan, and that area would not be included in the denominator. From this, it is apparent that the percentage lot occupancy of Lot 134 is greater than the 40% maximum permitted by section 403.2.

The developer does plan to raze the existing house, which would cure these defects. However, the house existed when the Zoning Administrator approved the subdivision in November 2009 and still exists ten months later. In fact, the developer did not even own the property at that time, and according to DC government property records, did not acquire it for another two months and did not obtain a raze permit for another six months. It was error and a violation of section 101.6 for the Zoning Administrator to approve a subdivision that was inconsistent with the requirements of the Zoning Regulations based on the speculation that the property would be sold, a raze permit granted and the existing house demolished.

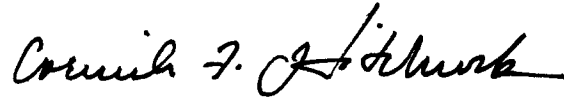
Conclusion

The subdivision occurred because the Zoning Administrator approved the request for a minor deviation. However, a minor deviation is not a matter of right and requires that the Zoning Administrator ensures that the subdivision does not "impair the purpose" of the applicable regulations. An examination of the pertinent regulations and the Comprehensive Plan found a number of inconsistencies indicating that if the Zoning Administrator had carried out the appropriate analysis, he would not have been able to grant the request for a minor deviation. Furthermore, the granting of the deviation will have large and adverse consequences for neighborhood character which have been partially quantified through a density analysis.

In addition, the subdivision violated section 101.6 of the Zoning Regulations by approving a subdivision on a developed lot in a manner that causes the existing house on the site to violate existing zoning requirements.

For these reasons, as well as those stated in the initial filing and that will be presented at the hearing, appellants respectfully ask the Board to reverse the subdivision determination here.

Respectfully submitted,



Cornish F. Hitchcock
Hitchcock Law Firm PLLC
1200 G Street, NW Suite 800
Washington, DC 20005-6705
(202) 684-6610
conh@hitchlaw.com
Attorney for Individual Appellants

Certificate of Service

I hereby certify that copies of this pre-hearing memorandum and attachments were served by hand this 21st day of September, 2010 upon Jay A. Surabian, Assistant Attorney General, Department of Consumer and Regulatory Affairs, 1100 4th Street, SW, 5th Floor, Washington, DC 20024, and John T. Epting and Jeffrey C. Utz, Goulston & Storrs, 2001 K Street, NW, 11th Floor, Washington, DC 20006.



ADDITIONAL ATTACHMENTS OF APPELLANTS

(Attachments 1 through 9 accompany appellants' initial filing):

Attachment 10

Analysis of density versus surrounding community: revised map

Attachment 11

Analysis of density versus surrounding community: revised data table

Attachment 12

Report of George H.F. Oberlander, appellants' planning expert

Attachment 13

Resume of George H.F. Oberlander

Attachment 14

E-mails from Linda K. Argo, Director, Department of Consumer and Regulatory Affairs

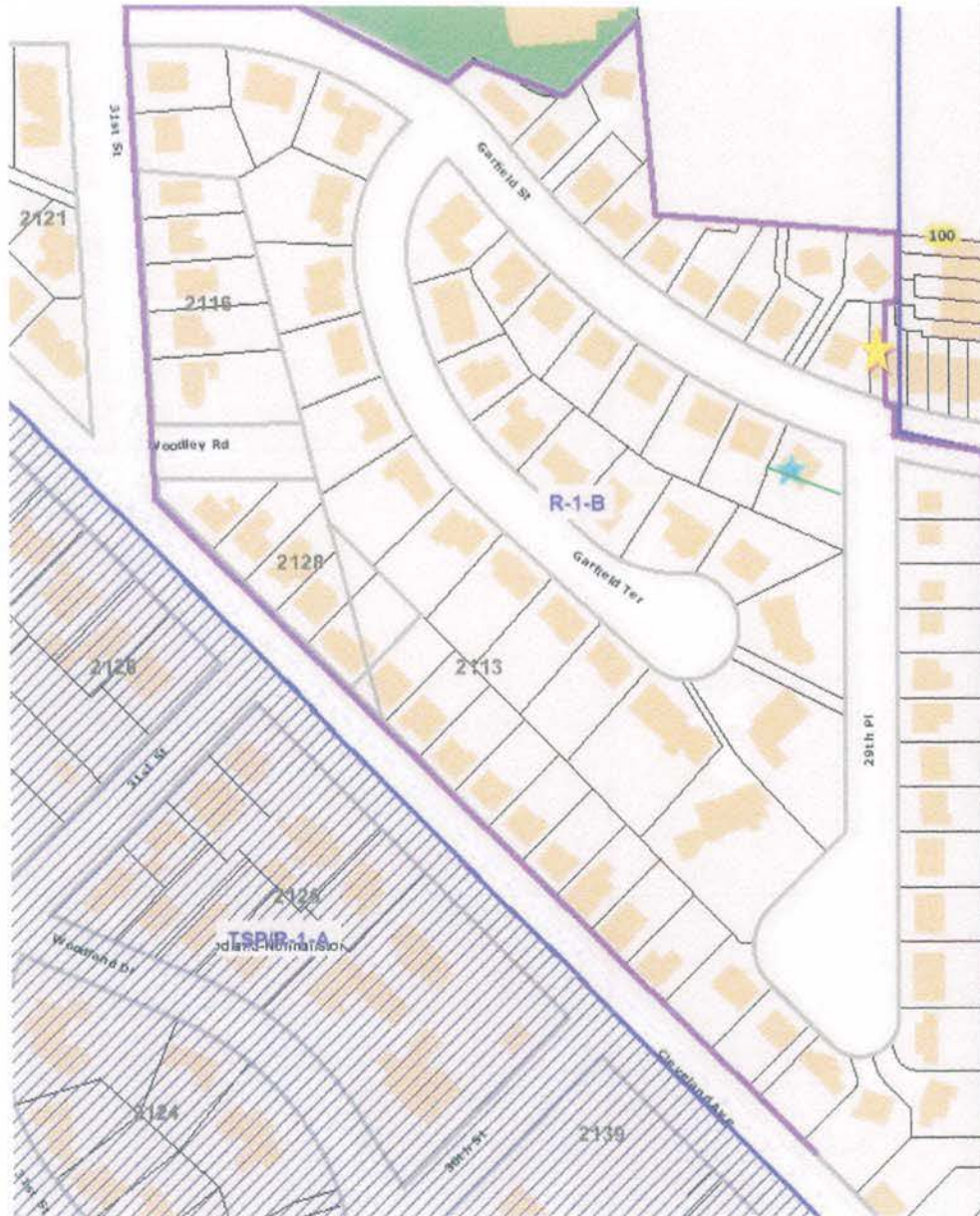
Attachment 15

Resume of Robert Schwartz, appellants' architect.

Attachment 16

Petition opposing the subdivision signed by neighbors

Attachment 10: Analysis of Density Versus the Surrounding Community



2910 Garfield St. is marked with the pale blue star.

The surrounding community is defined to include all lots within the same zoning district (R-1-B) closest to the proposed subdivision. There are a total of 83 single family detached houses (including 2910 Garfield St).¹ The comparator properties are in the area delineated by 29th Place, Garfield Street, 31st Street, and Cleveland Avenue and include the houses on Garfield Terrace. The area is demarcated by the purple perimeter on the map.

The subdivision of 2910 Garfield St (see green star) results in 2858 29th Place and 2854 29th Place. The green line representing the subdivision is not drawn precisely, and is for illustrative purposes only.

Their relative standing in terms of density (defined as the ratio of house size to lot size, each measured in square feet) and lot size, is summarized below.²

	Density ³	Lot Size ⁴
	=====	=====
2854 29 th Place	1 st	6 th
2858 29 th Place	2 nd	1 st

1/ 2911 Garfield St (see yellow star) is excluded since it is non-conforming. It is the only row house in the zoning district R-1-B, Square 2113. Inclusion of this house shifts the rankings by one.

2/ House size is measured using the living area which is defined as "the finished areas on the main floor and any finished areas above the main floor. Any finished areas contained in the basement are not included in the living area. Finished areas are typically heated and cooled with finished walls, ceilings and floors." The definition is taken from the real property assessment database of the DC government.

3/ Density ranking of 1 equals most dense.

4/ Lot Size ranking of 1 equals smallest lot.

Attachment 11: Analysis of Density Versus the Surrounding Community

		Lot Size (Sq ft)	House Size (Sq ft)	Density
Proposed Subdivision	2858 29th Pl (Lot 134)	4,908	3,448	70%
	2854 29th Pl (Lot 135)	5,039	3,922	78%
Surrounding Community*	Average	7,666	2,313	33%
	Standard Deviation	3,220	470	10%

*Surrounding community figures do not include 2911 Garfield Street as it is nonconforming. It is the only row house in zoning district R-1-B and Square 2113. However, its inclusion would have only a marginal change and change the averages for lot size, house size, and density to 7600, 2324, and 34%.

Attachment 11: Analysis of Density Versus the Surrounding Community

Surrounding Community Properties

Number	Square	Premise Address	Lot Size (square feet)	House Size (square feet)	Density (percent)
1 .	2113	2857 29TH PL NW	5,652	1,944	34
2 .	2113	2853 29TH PL NW	5,050	1,350	27
3 .	2113	2849 29TH PL NW	5,050	1,350	27
4 .	2113	2845 29TH PL NW	5,050	1,350	27
5 .	2113	2841 29TH PL NW	5,050	1,752	35
6 .	2113	2837 29TH PL NW	5,050	1,836	36
7 .	2113	2833 29TH PL NW	5,050	1,968	39
8 .	2113	2829 29TH PL NW	5,050	1,836	36
9 .	2113	2809 29TH PL NW	7,216	2,078	29
10 .	2113	2805 29TH PL NW	8,181	2,163	26
11 .	2113	2801 29TH PL NW	9,857	2,023	21
12 .	2113	2800 29TH PL NW	6,989	2,134	31
13 .	2113	2808 29TH PL NW	6,000	1,800	30
14 .	2113	2825 29TH PL NW	6,313	2,048	32
15 .	2113	2821 29TH PL NW	6,313	2,456	39
16 .	2113	2813 29TH PL NW	7,575	2,847	38
17 .	2113	2812 29TH PL NW	8,090	2,312	29
18 .	2113	2901 GARFIELD TR NW	12,975	3,142	24
19 .	2113	2904 GARFIELD TR NW	19,661	2,688	14
20 .	2113	2909 GARFIELD TR NW	9,327	2,527	27
21 .	2113	2912 GARFIELD TR NW	24,283	3,125	13
22 .	2113	2918 GARFIELD TR NW	17,758	3,237	18
23 .	2113	2920 GARFIELD TR NW	10,590	2,186	21
24 .	2113	2921 GARFIELD TR NW	8,604	2,078	24
25 .	2113	2924 GARFIELD TR NW	10,305	2,186	21
26 .	2113	2927 GARFIELD TR NW	7,641	2,285	30
27 .	2113	2928 GARFIELD TR NW	10,021	2,060	21
28 .	2113	2932 GARFIELD TR NW	10,363	1,852	18
29 .	2113	2933 GARFIELD TR NW	7,772	2,321	30
30 .	2113	2936 GARFIELD TR NW	11,441	2,586	23
31 .	2113	2937 GARFIELD TR NW	6,523	2,664	41
32 .	2113	2940 GARFIELD TR NW	9,675	2,144	22
33 .	2113	2941 GARFIELD TR NW	5,964	2,298	39
34 .	2113	2944 GARFIELD TR NW	8,203	2,224	27
35 .	2113	2945 GARFIELD TR NW	6,800	2,181	32
36 .	2113	2948 GARFIELD TR NW	9,421	2,260	24
37 .	2113	2949 GARFIELD TR NW	9,625	2,703	28
38 .	2113	2950 GARFIELD TR NW	11,990	2,515	21
39 .	2113	2960 GARFIELD TR NW	9,201	2,860	31
40 .	2116	2801 31ST ST NW	12,734	2,206	17
41 .	2116	2805 31ST ST NW	7,695	2,129	28
42 .	2116	2809 31ST ST NW	7,133	2,192	31

Attachment 11: Analysis of Density Versus the Surrounding Community

Surrounding Community Properties (continued)

Number	Square	Premise Address	Lot Size (square feet)	House Size (square feet)	Density (percent)
43 .	2116	2813 31ST ST NW	6,283	3,085	49
44 .	2116	2817 31ST ST NW	5,145	2,080	40
45 .	2113	2825 31ST ST NW	9,039	2,005	22
46 .	2113	2829 31ST ST NW	7,879	2,360	30
47 .	2113	2911 GARFIELD ST NW	2,175	3,270	150
48 .	2113	2913 GARFIELD ST NW	5,149	2,680	52
49 .	2113	2914 GARFIELD ST NW	6,676	3,056	46
50 .	2113	2915 GARFIELD ST NW	6,071	2,660	44
51 .	2113	2917 GARFIELD ST NW	5,714	2,116	37
52 .	2113	2918 GARFIELD ST NW	7,561	2,592	34
53 .	2113	2919 GARFIELD ST NW	5,054	2,294	45
54 .	2113	2921 GARFIELD ST NW	5,522	2,380	43
55 .	2113	2922 GARFIELD ST NW	7,245	2,784	38
56 .	2113	2923 GARFIELD ST NW	5,679	2,759	49
57 .	2113	2925 GARFIELD ST NW	5,007	2,635	53
58 .	2113	2926 GARFIELD ST NW	6,474	2,464	38
59 .	2113	2927 GARFIELD ST NW	5,012	2,635	53
60 .	2113	2929 GARFIELD ST NW	5,006	2,775	55
61 .	2113	2930 GARFIELD ST NW	6,488	2,616	40
62 .	2113	2931 GARFIELD ST NW	8,690	3,792	44
63 .	2113	2933 GARFIELD ST NW	5,064	2,850	56
64 .	2113	2934 GARFIELD ST NW	5,084	2,528	50
65 .	2113	2935 GARFIELD ST NW	5,511	3,280	60
66 .	2113	3006 GARFIELD ST NW	9,147	2,648	29
67 .	2113	2910 Garfield St NW	9,946	2,863	29
68 .	2113	2901 CLEVELAND AV NW	5,007	1,632	33
69 .	2113	2905 CLEVELAND AV NW	6,283	2,160	34
70 .	2113	2909 CLEVELAND AV NW	7,954	2,010	25
71 .	2113	3001 CLEVELAND AV NW	6,820	1,314	19
72 .	2113	3005 CLEVELAND AV NW	6,147	1,578	26
73 .	2113	3009 CLEVELAND AV NW	6,201	1,775	29
74 .	2113	3013 CLEVELAND AV NW	6,255	1,968	31
75 .	2113	3017 CLEVELAND AV NW	6,309	1,836	29
76 .	2113	3021 CLEVELAND AV NW	6,325	1,836	29
77 .	2113	3025 CLEVELAND AV NW	6,325	2,100	33
78 .	2113	3029 CLEVELAND AV NW	6,325	1,966	31
79 .	2113	3033 CLEVELAND AV NW	6,325	2,726	43
80 .	2128	3065 CLEVELAND AV NW	8,109	2,156	27
81 .	2128	3069 CLEVELAND AV NW	5,985	2,079	35
82 .	2128	3073 CLEVELAND AV NW	5,584	2,483	44
83 .	2128	3077 CLEVELAND AV NW	6,527	2,313	35
84 .	2128	3081 CLEVELAND AV NW	6,072	2,182	36

Attachment 12

Statement of GEORGE H.F. OBERLANDER, AICP

On behalf of
ANC 3C,

Property owners,

Richard DeKaser, Rebecca Rhames, Margaret Ernst, Frederick Jenney, and Sarosh Sattar
And the Woodley Park Community Association

Before the

Board of Zoning Adjustment of the District of Columbia

BZA Case # 18108

October 5, 2010

Mr. Chairman and members of the Board, my name is George Oberlander, an urban planning and zoning consultant, and the former Associate Executive Director, DC Affairs, of the National Capital Planning Commission. I have been qualified, in numerous cases, as an expert witness before the Zoning Commission for the District of Columbia and my complete resume is on file in this case.

I appear on behalf of property owners in the immediate vicinity of the subdivision of 2910 Garfield Street NW, the ANC 3C and the Woodley Park Community Association. My testimony deals with the Zoning Administrator's (ZA) granting the "minor deviation" for this subdivision, and that such waiver, under the Regulations, should not "impair the purposes" of the Zoning Regulation, which in turn shall "not be inconsistent" with the Comprehensive Plan for the National Capital.

1. PURPOSE OF THE ZONING REGULATIONS

- Section 6-641.02 of the DC Code states:

"Zoning maps and regulations and amendments thereto, **shall not be inconsistent with the comprehensive plan for the national capital**, and the regulations shall be **designed to lessen congestion in the street**, to secure safety from fire, panic, and other dangers, **to promote health and general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land**, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to **health, safety**, transportation, prosperity, **protection of property**, civic activity, and **recreational**, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations **shall be made with reasonable consideration**, among other things, **of the character of the respective district** and their suitability for the uses provided in the regulations and **with a view to encouraging stability of districts and of land values therein**". (Bold added).

- The above stated purpose or definition of the Regulations contains 23 separate provisions. I have **highlighted** provisions above which, in my professional opinion, directly relate to the ZA's granted deviation from the strict application of the zoning standards. **The granted deviation and subsequent approval of the subdivision, directly impairs each of the highlighted provisions in the purpose of the Regulations.**

Attachment 12

- Section 101.1 paragraph (b) of the Regulations deals with preventing “undue concentration of population and **the overcrowding of land...**” The deviation granted is overcrowding the original corner lot with an additional structure which the previous lot division avoided.
- Section 101.2, among other things, deals with the “Character of the respective district” and “Encouragement of stability of districts and land values...” The subdivision when constructed will affect the character of the neighborhood by changing the desirability of living adjacent and across the street from out-sized houses and different building types.
- Sec. 200.2 states that “The provisions of this chapter are intended to **stabilize the residential areas** and to promote a suitable environment for family life.” The ZA permitting the subdivision and construction of two considerably larger structures both in volume and style, has **set bad precedents** and threatens the stability of this R-1-B area.

I believe the subdivision of Lot 828, into two irregular lots, creates practical difficulties requiring extensive excavation and construction of substantial retaining walls along the southern and rear lot lines for new Lot A. **Due to the existing topography and size, the current lot is not suitable for subdivision, as it was originally designed, in this neighborhood, for only one structure.**

2. FACTORS AND IMPLICATIONS OF THE ZA GRANTING VARIANCE OF LOT SIZE

- The subject subdivided Lot 828 in Sq. 2113 is in an R-1-B zone, requiring a minimum of 5,000 sq. ft. and a lot width of a minimum of 50 ft. and can be described as a “Tear Down & Mansionization” undertaking.
- The subdivision divides an existing 9,946 sq. ft. regular shaped lot, **steeply sloped** at the southern half, into two artificially designed **irregular shaped lots** (a bad subdivision practice) in order to achieve the “not to exceed the 2% lot area deviation” provision for Lot B. (Lot A meeting the minimum lot area required and Lot B proposed to be 4,901 sq. ft. or 99 sq. ft. below the minimum).
- Due to the steep topography of Lot A and the lot coverage proposed of approximately 1811sq. ft. (**lot coverage of 36%**), extensive excavation and retaining walls are required which impacts and changes the character of the immediate neighborhood.
- The subdivision proposes two-three story high buildings, containing floor areas of 5,045 and 4,470 sq. ft. respectively, each just within the 40 ft. height maximum of the zone. However, all of the 53 existing homes in Sq. 2113 (the subject square) are two story in height and nowhere near in total floor area, land coverage or height as the two proposed buildings on the deviated subdivision.
- The subdivision adds an additional 17ft driveway (approximately) thereby eliminating at a minimum one street parking space on 29th Place, NW where street parking continues to be at a premium. **Adding a driveway on 29th Place does not lessen congestion on the street, one of the purposes of the Regulations.**

Attachment 12

- The subdivision proposes to eliminate a minimum of 22 and a maximum of 31 trees currently on the existing lot. The elimination of large numbers of mature trees at this corner will create **conditions unfavorable to health, prosperity and recreation**, as well as permanently change the dense tree canopy character of the Woodley Park neighborhood in general, and to the immediate adjacent homes in particular. The loss can impact property values of the abutting lots.
- In addition to cleaning the air and managing storm water runoff, trees fight global warming by converting dioxide into oxygen.
- The ZA apparently did not consider how the lot deviations and the character and size of the large type homes would impact the overcrowding of land on these proposed lots. The ZA did not consider the suitability of allowing two buildings, larger than customary, on smaller than neighboring lots, thereby overcrowding the existing lot and “impairing the purpose of the otherwise applicable regulations”.
- The subject site is directly visible from the southwest corner of the Woodley Park Historic District (one square to the east at 29th St.). The ZA did not consider possible adverse impacts on the properties in the Historic District due to the design and specific location of the larger house proposed to be located on Lot B. In my opinion, the subdivision should have been reviewed by the DC Historic Preservation Board to determine compatibility with the character of the very nearby designated historic district.
- Applications for variances require public notice. The ZA deviations from the regulations do not provide for any type of public notice.

The above enumerated factors clearly indicate that the granting of the deviation and the proposed subdivision impair the character of the neighborhood and is contrary to the purpose of the R-1-B zoning for this area.

3. TEAR DOWNS AND MANSIONIZATION - WOODLEY PARK NEIGHBORHOOD

- The Comprehensive Plan for the National Capital (District Elements) indicates that “tear downs” and “mansionization” is an issue in Woodley Park.
- Mansionization is a pejorative term for a large new home which is judged as pretentious, tasteless or badly designed for its neighborhood. (Wikipedia.org)
- The term is generally used to denote a multi-story house of no clear architectural style, with a larger footprint than the older median home and replacing an existing smaller structure in an older neighborhood. (Wikipedia.org)
- Typically such structures have a floor area over 3,000 sq. ft., ceilings 9-10 feet high, two or more garages and cover a larger portion of the lot than the construction it replaces, resulting in the obliteration of yard space. McMansions may also be built in homogeneous neighborhoods by a single developer. (L. Chiu, “Big homes on small lots crowd Kirkland neighbors” Seattle Times 6/8/2006)
- The general criticisms of mansionization stem from disagreement over the look and feel of the homes as not being appropriate for a given neighborhood, being wasteful in terms of space (too much room for too few people) and resources (building materials, electricity, gas), perceived pretentiousness (lack of taste or refinement) of parvenu owners and differing architectural preferences. (Search for

Attachment 12

Environmental View of Design, Review of ‘Out of Place: Restoring Identity to Regional Landscape’, M. Hough Yale Univ. Press, LA Times July 17, 1990).

- The Comprehensive Plan (page 23-9, section 2307.3 (a)) indicates “While there is support for development of underutilized sites along the major corridors, (Connecticut Ave.) issues of height, scale, character and density remain a source of concern...”
- **The subject site is not underutilized or within the Connecticut Ave. corridor.** In fact the implementation action on page 25-21 (of the Plan) LU-2.1D Avoiding “Mansionization” states, “consider adjustments to the District’s zoning regulations to address the construction of excessively large homes that are out of context with the surrounding neighborhood (‘mansionization’).
- Page 23-11, section 2307.3 (i) indicates “The character of new development is an issue, particularly as more homes are expanded or torn down and replaced with larger homes”. The Comprehensive Plan does mention differing views with respect to “mansionization” when built as a matter of right. However this approved subdivision is not a matter-of-right development.
- Page 23-11, section 2307.3 (j) states “Tree removal and development on steep slopes...continues to cause erosion, despite tree and slope overlay regulations”. The proposed subdivision is on the edge of steep slopes requiring very careful erosion control. There is no evidence or documentation that the ZA has considered this issue which impacts health, safety and protection of property.
- Currently there is a pending Comprehensive Plan amendment before the Council, (Tracking # 151) for the Environment Element (E-1.1.F) Tree Canopy Goals for neighborhoods, which increases “the expansion of the urban tree canopy from the current 35% to 40% within the next 25 years”. Additional guidance to the ZA which apparently was not considered.

4. RELEVANT COMPREHENSIVE PLAN POLICIES FOR WOODLEY PARK

The current adopted District Elements of the Comprehensive Plan for the National Capital (Comp. Plan) provide policies and actions which should “**guide growth and neighborhood conservation**” of the Woodley Park neighborhood as part of the larger Rock Creek West section of the City. Specifically the Comp. Plan provides on page 23-13, section 2308.2:

- Protect the low density, stable residential neighborhoods west of Rock Creek Park and recognize the contribution they make to the character, economy, and fiscal stability of the District of Columbia. **Future development...must be carefully managed to...protect and enhance the existing scale, function, and character of these neighborhoods. (Bold added).**

In the *Infill Development Policy RCW-1.1.4* (page 23-13, section 2308.5) the Comp. Plan states:

- **Height and densities for such development should be appropriate to the scale and character of adjoining communities. (Bold added).**

Attachment 12

These specific Comp. Plan policies are the most relevant to the ZA's granting of deviations for this subdivision, which in effect, is granting a zoning variance. There is no documentation or evidence that the ZA considered the Comp. Plan. All DC officials are obligated to adhere to relevant policies of the Comp. Plan. Therefore, in my professional opinion, **the ZA's approval is a zoning action "inconsistent with the Comprehensive Plan" and thus a decision that "impairs the purpose" of the Regulations.**

George H.F. Oberlander, AICP

Urban & Regional Planner

- Over fifty years of extensive, comprehensive urban-regional planning and development administration at the city, metropolitan and federal government level.
- Thirty-one years with the National Capital Planning Commission (NCPC) Washington, DC, developing planning policy recommendations; directing professional staff; coordinating DC and Federal agencies development projects in the National Capital Region.

SPECIAL EXPERTISE IN:

Zoning regulations, project development, environmental and comprehensive planning;
Foreign Mission and International Organization locations;
Capital programming;
Intergovernmental relations and community participation:
Federal & DC Government building projects.

EXPERIENCE:

1997 – Present; **GO Consulting**, part-time urban planning and zoning advisory services.
(Client list attached)

1995 – 1996 Director, Planning Review and Implementation; NCPC (Retired 1996)

1990 – 1995 Director, Technical Planning Services, NCPC

1979 – 1990 Associate Executive Director, DC Affairs, NCPC

1975 – 1979 Director, Federal Review, NCPC

1968 – 1980 Lecturer, School of Architecture & Planning
The Catholic University of America

1966 – 1975 Director, Long Range Planning and Regional Affairs, NCPC

1965 – 1966 Director, National Capital Regional Planning Council, Washington, DC.

1958 – 1965 City Planning Officer (Director), City of Newark, New Jersey

1956 – 1957 Resident Planner, George M. Raymond Associates, White Plains, N.Y.

1954 – 1956 Assistant Planner, Earl Morrow Associates, Ridgewood, New Jersey.

1955 William Kinne Fellows Memorial (six month traveling) Fellowship,
School of Architecture, Columbia University

GO Consulting: 11750 Old Georgetown Road, N. Bethesda, Md. 20852
301- 816-1153 Fax: 301- 816-1168 e-mail: goberland@verizon.net

Attachment 13

GO Consulting CLIENTS:

- Westbard / River Road Coalition, Bethesda, Md. (2008-2009)
- Friendship Neighborhood Association, Washington, DC (2007)
- Sibley Neighbors for Responsible Growth, Washington, DC (2007)
- Eckington Citizens for Responsible Development, Washington, DC (2007)
- Tilden Street Neighbors, Washington, DC (2006)
- Foggy Bottom Association, Washington, DC (2005-2008)
- Watergate Cooperatives – East/West, Washington, DC (2003-2004)
- Q Street Neighborhood Association, Washington, DC (2003)
- Friendship Heights Org. for Responsible Development, Washington, DC (2002)
- Penn-Branch Citizens/Civic Association, Washington, DC (2001)
- Tenleytown Neighbors Association, Washington, DC (2000)
- McKissack & McKissack Architects, Washington DC (NIH Day Care & Fire Station 1999)
- Wisnewski Blair Associates Ltd. Architects, Alexandria, Va. (Suitland Federal Center Security perimeter 1998)
- The Kennedy Center for the Performing Arts, Washington DC (Site & garage additions 1997-1998)

PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

National Coalition to Save Our Mall, Washington DC, Vice President, 2000-present
Trustee/Member, Committee of 100 on the Federal City, Washington, DC, 1996-present
Trustee, DC Preservation League, Washington, DC 1996-2006
American Planning Association, American Institute of Certified Planners, 1964-present
President, National Capital Area Chapter 1970-1972
Lambda Alpha International, 1974-present (Honorary land economics society)
President, George Washington Chapter 1982-1984
The American Society of Landscape Architects,

- Accreditation Board, 1978-1981
- Council on Education, 1981-1984

Site Visit Team, Planning Accreditation Board, American Institute of Certified Planners
Board of Directors, United Planning Organization, Washington, DC, 1967-1979
National Association of Housing and Redevelopment Officials
Metropolitan Committee on Planning, New York, N.Y.
Executive Committee, Council of Social Agencies of Newark, Irvington and West Hudson, New Jersey
Newark Junior Chamber of Commerce, Newark, New Jersey “Outstanding Executive”
New Jersey State Board of Professional Planners, original Board member

**GO Consulting: 11750 Old Georgetown Road, N. Bethesda, Md. 20852
301- 816-1153 Fax: 301- 816-1168 e-mail: goberland@verizon.net**

Attachment 14

E-mails from DCRA Director Linda K. Argo to community residents

From: Argo, Linda (DCRA) <linda.argo@dc.gov>
Subject: Update - 2910 Garfield Ave. NW
To: "lisamitiguy@hotmail.com" <lisamitiguy@hotmail.com>, "bass.bill@verizon.net" <bass.bill@verizon.net>, "salbf@aol.com" <salbf@aol.com>, "gfbole@aol.com" <gfbole@aol.com>, peggybosch@aol.com, peggybosch@aol.com>, "randal@jhu.edu" <randal@jhu.edu>, "chris@covey.ws" <chris@covey.ws>, dianka63@verizon.net <dianka63@verizon.net>, "rjcummins@starpower.net" <rjcummins@starpower.net>, "ldayan@bredhoff.com" <ldayan@bredhoff.com>, "rjdeker@comcast.net" <rjdeker@comcast.net>, "pdvito@aol.com" <pdvito@aol.com>, "bdolven@yahoo.com" <bdolven@yahoo.com>, "ernstmm@aol.com" <ernstmm@aol.com>, "ekfeder@gmail.com" <ekfeder@gmail.com>, "patriot@gmail.com" <patriot@gmail.com>, "george.graeber@rcn.com" <george.graeber@rcn.com>, "alfredogutierrez@hotmail.com" <alfredogutierrez@hotmail.com>, "nancyhersh@hotmail.com" <nancyhersh@hotmail.com>, "annhollick@aol.com" <annhollick@aol.com>, "johnhoyle1@comcast.net" <johnhoyle1@comcast.net>, "fjenney@mofo.com" <fjenney@mofo.com>, "fej90@comcast.net" <fej90@comcast.net>, "joelk@iadb.org" <joelk@iadb.org>, "william.kullman@rcn.com" <william.kullman@rcn.com>, "koula@erols.com" <koula@erols.com>, "erikadala@rcn.com" <erikadala@rcn.com>, "lemmonm@aol.com" <lemmonm@aol.com>, "deborahjlewis@starpower.net" <deborahjlewis@starpower.net>, "gmarans@yahoo.com" <gmarans@yahoo.com>, "ftmckennie@aol.com" <ftmckennie@aol.com>, "renamiller@aol.com" <renamiller@aol.com>, "lmills2934@verizon.net" <lmills2934@verizon.net>, "tminni@gmail.com" <tminni@gmail.com>, "npoliko@wcl.american.edu" <npoliko@wcl.american.edu>, "johnpoole@starpower.net" <johnpoole@starpower.net>, "brhames35@comcast.net" <brhames35@comcast.net>, "nrossisacto@yahoo.com" <nrossisacto@yahoo.com>, "ssjan62@yahoo.com" <ssjan62@yahoo.com>, "harimad2001@yahoo.com" <harimad2001@yahoo.com>, "michellesender@yahoo.com" <michellesender@yahoo.com>, "lauraesimmons@gmail.com" <lauraesimmons@gmail.com>, "chuck.stark@gmail.com" <chuck.stark@gmail.com>, "kstratton@crowell.com" <kstratton@crowell.com>, "jtan@blackboard.com" <jtan@blackboard.com>, "liztank@starpower.net" <liztank@starpower.net>, "robertwiggers@aim.com" <robertwiggers@aim.com>, "sixenakis@verizon.net" <sixenakis@verizon.net>, "srbandler@gmail.com" <srbandler@gmail.com>, "Sn3macd@aol.com" <Sn3macd@aol.com>, "Cc: "Fenty, Adrian (EOM)" <Adrian.Fenty@dc.gov>, "Adrian M. Fenty (EPU)" <fenty.mpd@dc.gov>, "Cheh, Mary (COUNCIL)" <MCheh@DCCOUNCIL.US>, "Mendelson, Phil (COUNCIL)" <PMENDELSON@DCCOUNCIL.US>, "Gray, Vincent (COUNCIL)" <VGray@DCCOUNCIL.US>, "Catania, David A. (COUNCIL)" <DCATANIA@DCCOUNCIL.US>, "Brown, Kwame (COUNCIL)" <KBrown@DCCOUNCIL.US>, "Brown, Michael (Council)" <mbrown@DCCOUNCIL.US>, "Bowser, Muriel (COUNCIL)" <MBowser@DCCOUNCIL.US>, "Majett, Nicholas (DCRA)" <nicholas.majett@dc.gov>, "LeGrant, Matt (DCRA)" <matthew.legrant@dc.gov>, "Albert, Neil (EOM)" <Neil.Albert@dc.gov>, "Bolling, Melinda (DCRA)" <melinda.bolling@dc.gov>, "Taylor, Chris (EOM)" <chris.taylor@dc.gov>

Date: Monday, June 7, 2010, 6:19 PM

Dear Concerned Residents:

In November 2009, the Office of the Zoning Administrator within the D.C. Department of Consumer and Regulatory Affairs ("DCRA") reviewed and approved an application for a subdivision for a parcel located at 29th and Garfield Street, N.W. Although the total lot size measured 9946 square feet – 54 feet less than the typical 10,000 square feet required to subdivide lots in this neighborhood, the subdivision was approved pursuant to 11 DCMR § 407.1 utilizing the minor flexibility discretion allowed the Zoning Administrator. Recently, in community meetings and via e-mail correspondence, we received a number of requests for DCRA to reconsider the subdivision citing a number of factors, including but not limited to: the lack of notice to the ANC and neighbors; the effect on the character and density of the neighborhood; and the Zoning Administrator's misinterpretation of the regulations and failure to follow legal precedent.

After considering the request and reviewing each of the reasons supporting the request, DCRA has determined that the Zoning Administrator's decision was appropriate and correct. This decision is based on agency precedents, regulations, and policies that govern the subdivision process. We understand that the ANC has appealed the Zoning Administrator's approval of the subdivision to the Board of Zoning Adjustment (BZA), which is the appropriate forum to challenge the Zoning Administrator's actions.

However, as a result of ongoing concerns with the proposed development, on Friday, June 4, 2010, DCRA directed the owner/developer that the previously approved raze and demolition permits for the parcel are suspended pending review, analysis and determination regarding the pending building permit application. The building permit application has been "held for correction" and the owner/developer cannot proceed until all issues of building, construction and zoning are resolved. Additionally, several other District agencies, including the Department of Transportation (DDOT), the Department of the Environment (DDOE) and the Water and Sewer Authority (WASA) will review this application. These agencies will examine, among other aspects, the proposed tree removal under the Urban Forestry Administration regulations; the placement of curb cuts, driveways, public sidewalks, and access stairways in public space adjacent to the site as part of DDOT's Public Space Management Administration review; the location of new water and sewer lateral connections to the public water and sewer mains under the purview of WASA; and stormwater management, sediment and erosion control under applicable DDOE regulations. Also, DCRA is meeting personally with the owner/developer and counsel to discuss the building permit application and revisions needed to comply with all District laws and regulations.

Please be assured that all issues associated with this matter-of-right development of single family homes will be given due consideration and examination before any permit approvals are granted. If you have any further questions or concerns, please contact me or Deputy Director Nick Majett via e-mail at Linda.Argo@dc.gov and Nicholas.Majett@dc.gov, respectively.

With best regards,

Linda Argo

Linda K. Argo

Director

Department of Consumer and Regulatory Affairs

District of Columbia Government

1100 4th St., SW, 5th Floor

Washington, DC 20024

(202) 442-8934 (phone)

(202) 442-9445 (fax)

linda.argo@dc.gov

www.dcra.dc.gov

Twitter: [@dcra](https://twitter.com/dcra)

From: linda.argo@dc.gov
To: robertwiggers@aim.com
CC: lisamitiguy@hotmail.com; jill.byrd@dc.gov
Date: Fri, 11 Jun 2010 12:53:01 -0400
Subject: RE: Update - 2910 Garfield Ave. NW
Mr. Wiggers:

The Zoning Administrator completed another review of all submitted documentation to determine compliance with the applicable Zoning Regulations, but he did not prepare a written explanation concurring with his previous approval of the subdivision or rejecting reasons raised by the ANC in their appeal, which will be heard by the Board of Zoning Adjustment (BZA). The June 7, 2010, e-mail attached below serves as DCRA's written explanation in this regard.

Best regards,

Linda Argo

Linda K. Argo
Director
Department of Consumer and Regulatory Affairs
District of Columbia Government
1100 4th St., SW, 5th Floor
Washington, DC 20024
(202) 442-8934 (phone)
(202) 442-9445 (fax)
linda.argo@dc.gov
www.dera.dc.gov
Twitter: @dera

ROBERT SCHWARTZ

EDUCATION

B.S.Arch.	University of Cincinnati	1965
City Planning	Harvard University, GSD	1967
M.C.P.	M.I.T.	1968

REGISTRATION AND ORGANIZATIONS

DC, VA, MD, VT, NCARB, FAIA, LEEDS

EXPERIENCE

Mr. Schwartz has been the principal of Schwartz & Peoples Architects (formerly Robert Schwartz Associates) since 1975. He is a Fellow of the American Institute of Architects and a LEEDS certified designer. From 1969 to 1975 he was a partner in OCTOBER architects and planners.

He has experience in every phase of project development including feasibility studies, site planning, architectural design and construction documents, interior design, and construction administration. He has worked as an architect throughout the United States and in Israel and England.

Mr. Schwartz has extensive experience working with groups to develop design consensus. He has worked as a planner in Boston Redevelopment Authority, for the Model Cities program and as a planning consultant in Washington, DC. His work as an architect has been published frequently and his firm has received awards for inventiveness and design excellence.

Mr. Schwartz is presently an architectural advisor for the Union of Reform Judaism. His role is to help congregations begin planning for new synagogues. He previously served on the DC Department of Housing and Community Development Architectural Review Board and as Director of the Washington Architectural Foundation's, Community Design Service.

Mr. Schwartz gave a well-received talk at the 2009 Design DC convention to about 75 architects entitled "It's Easy To Be Green".

Mr. Schwartz has taught architectural design at the University of Maryland, College of Architecture; Antioch Columbia Center of Human Ecology; and the University of Cincinnati, College of Design Architecture and Art. He was a research assistant at MIT and has been a guest juror/design critic at Howard University and Catholic University.

Mr. Schwartz is the Vice President and on the Board of Directors of the 21st Century Consort, a contemporary classical music group.

Attachment 16

Letter to Reverse Subdivision of 2910 Garfield St NW, Washington, DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>Paul D. Vito</u>	<u>Paul D. Vito</u>	<u>2804 29th Pl</u>	<u>PD.Vito@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Kathleen Stratton</u>	<u>Kate Stratton</u>	<u>2940 Garfield St</u>	<u>Kstratton@comcast.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Susan Bondler</u>	<u>Susan Bondler</u>	<u>2805 29th Pl.</u>	<u>srbondler@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Janice Kullman</u>	<u>J. Kullman</u>	<u>2853 29th Pl. NW</u>	<u>william.kullman@REN.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Peter Brusca</u>	<u>Peter Brusca</u>	<u>2800 29th Pl, B</u>	<u>PBrusca@smail.ru</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Courtney Tolbert</u>	<u>Courtney Tolbert</u>	<u>2824 Devonshire</u>	<u>courtneytolbert@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Barbara Jones</u>	<u>BARBARA JONES</u>	<u>2222 Cathedral</u>	<u>bjones@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Elizabeth Merritt</u>	<u>Elizabeth Merritt</u>	<u>2737 Devonshire Pl. NW</u>	<u>betsy-merritt@ntha.org</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>Estelle K. Itay</u>	<u>Estelle K. Itay</u>	<u>2944 Garfield Terr NW</u>	<u>Kitayee@stb.dc.gov</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Felicia B. Graham</u>	<u>Felicia B. Graham</u>	<u>2932 Garfield Terr, N.W.</u>	<u>Fgraham@orn.ch.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>FREDERICK E. JENNEY</u>	<u>F. Jenney</u>	<u>2909 GARFIELD TERRACE NW</u>	<u>FJenney@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>John Marais</u>	<u>John Marais</u>	<u>2901 Garfield Terr NW</u>	<u>Johnmarais@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Rebecca King Kaplan</u>	<u>Rebecca King Kaplan</u>	<u>2901 Garfield Terr NW</u>	<u>rea@kingcarellc.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Michael Sandridge</u>	<u>Michael Sandridge</u>	<u>2901 Garfield Terr NW</u>	<u>MickeySandridge@live</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Christina Bosch</u>	<u>CBosch</u>	<u>2808 29th Pl. NW</u>	<u>cabosch85@gmail</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Peggy Bosch</u>	<u>PBosch</u>	<u>2808 29th Pl. NW</u>	<u>peggybosch@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

whereas, the subdivision results in extreme lot density not in keeping with the community character,

we, the undersigned, hereby object to the subdivision and demand that it be reversed.

Printed Name	Signed Name	Street Address	Email Address
<u>GEORGE GRABER</u>	<u>George Graber</u>	<u>2916 Garfield St NW</u>	<u>George.Graber@DC.NC</u>

* <u>Krista McFarren</u>	<u>Krista McFarren</u>	<u>2923 Garfield St</u>	<u>kristamcfarren@hotmail.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Nicholas Rossi</u>	<u>Nicholas Rossi</u>	<u>2930 Garfield St. NW</u>	<u>nrossisacta@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Katherine Rossi</u>	<u>Katherine Rossi</u>	<u>2930 Garfield St. NW</u>	<u>"</u>
Printed Name	Signed Name	Street Address	Email Address

<u>FRAN MITCHELL</u>	<u>Fran Mitchell</u>	<u>2929 Garfield St NW</u>	<u>202-332-5300 (H)</u> <u>202-230-9859 (cell)</u>
Printed Name	Signed Name	Street Address	Email Address

<u>IRENE XENAKIS</u>	<u>Irene Xenakis</u>	<u>2933 GARFIELD ST.</u>	<u>sixenakis@verizon.net</u>
Printed Name	Signed Name	Street Address	Email Address

<u>LEO MILLSSTEIN</u>	<u>Leo Millsstein</u>	<u>2934 GARFIELD ST NW</u>	<u>lmills2934@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>RICHARD DEBAUGH</u>	<u>Richard Debaugh</u>	<u>2914 GARFIELD ST</u>	<u>"</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

* CHRISTINE R Covey Christine R Covey 2901 Garfield St NW chriscovey.ws
Printed Name Signed Name Street Address Email Address

James P. Covey J. Covey 2901 Garfield St NW jack@covey.ws
Printed Name Signed Name Street Address Email Address

DIANE CUMMINS Diane Cummins 2909 Garfield diangkab3@
Printed Name Signed Name Street Address Email Address starpower.net

RICHARD CUMMINS Rich Cummins 2909 Garfield rcummins@
Printed Name Signed Name Street Address Email Address starpower.net

* Ellen Feder Ellen Feder 2917 Garfield St. NW ekfeder@gmail.com
Printed Name Signed Name Street Address Email Address

Jennifer DiToro Jennifer DiToro 2917 Garfield St. NW jditoro62@gmail.com
Printed Name Signed Name Street Address Email Address

Sally Bloom-Feshbach Sally Bloom-Feshbach 2919 Garfield NW Sa1BF@aol.com
Printed Name Signed Name Street Address Email Address

DANIEL EVANS Dan Evans 2919 GARFIELD ST. NW evans@fhlw.com
Printed Name Signed Name Street Address Email Address

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- property sale substance

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

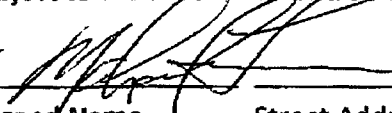
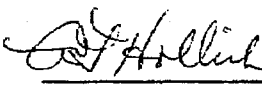
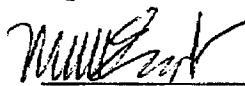
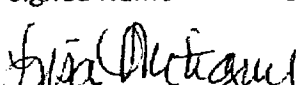
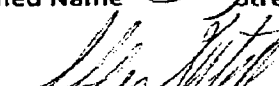
Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

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Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

* Michael Michele Lemmon		2925 Garfield St NW	
Printed Name	Signed Name	Street Address	Email Address
ANN L Hollick		2921 Garfield Terrace NW	annhollick@aol.com
Printed Name	Signed Name	Street Address	Email Address
* Margaret Ernst		2909 Garfield Terr, NW	ernstmnm@aol.com
Printed Name	Signed Name	Street Address	Email Address
* Puneet Talwar		2857 29th Place, NW	ssjan62@yahoo.com
Printed Name	Signed Name	Street Address	Email Address
* Lisa Mitiguy		2849 29th Place NW	lisamitiguy@hotmail.com
Printed Name	Signed Name	Street Address	Email Address
Alfredo Gutierrez		2849 29th Pl NW	alfredogutierrez@hotmail.com
Printed Name	Signed Name	Street Address	Email Address
* Joel B Korn		2805 29th Pl, NW	joelk@iadb.org
Printed Name	Signed Name	Street Address	Email Address
Nancy Polikoff		2904 Garfield Terr NW	npolikoff@american.edu
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

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Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>MICHELLE R. SENDER</u>	<u>Michelle Sender</u>	<u>2801 29th Pl</u>	<u>michellesender@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address
* <u>FRANK JOHNSTON</u>	<u>F Johnston</u>	<u>2821 29th Pl</u>	<u>frj900@comcast.net</u>
Printed Name	Signed Name	Street Address	Email Address
? <u>Teresa Min</u>	<u>T Min</u>	<u>2821 29th Pl</u>	<u>tminni@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Rena Miller</u>	<u>Rena Miller</u>	<u>2845 29th Pl.</u>	<u>Renamiller@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Rebecca Rhames</u>	<u>Rebecca Rhames</u>	<u>2914 Garfield St.</u>	<u>brhames035@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Katharine Dillon</u>	<u>Katharine Dillon</u>	<u>2933 Garfield Terr</u>	<u>KandTDillon@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Deborah Lewis</u>	<u>Deborah Lewis</u>	<u>2800 29th Place</u>	<u>deborahjlewis@starpower.net</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Ben Dolven</u>	<u>Ben Dolven</u>	<u>2845 29th Pl.</u>	<u>bdolven@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

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Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>Forrest T. McKennie</u>	<u>F. McKennie</u>	<u>2918 Garfield St NW</u>	<u>ffmckenie@aol.com</u> Ⓜ
Printed Name	Signed Name	Street Address	Email Address

<u>J. Ziegler</u>	<u>J. Ziegler</u>	<u>2901 Garfield St NW</u>	<u>gma.ziegler@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address

* <u>SAROSH SATTAR</u>	<u>SShattar</u>	<u>2857 29th Pl NW</u>	<u>ssjan62@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address

* <u>Justin Tan</u>	<u>Justin Tan</u>	<u>2829 29th Pl NW</u>	<u>jtan@blackboard.com</u>
Printed Name	Signed Name	Street Address	Email Address

* <u>Robert Wiggers</u>	<u>Robert Wiggers</u>	<u>2833 29th Pl NW</u>	<u>robertwiggers@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address

* <u>John Hoyle</u>	<u>John Hoyle</u>	<u>2921 Garfield St</u>	<u>johnhoyle1@comcast.net</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Alison Kiehl Friedman</u>	<u>Alison Kiehl</u>	<u>2813 29th Pl NW</u>	<u>patriot@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address

* <u>Liz Tankersley</u>	<u>Liz Tankersley</u>	<u>2841 29th Pl NW</u>	<u>liztank@staples.net</u>
<u>Brian McKee</u>			
Printed Name	Signed Name	Street Address	Email Address

Letter to Request Reversal of Subdivision of 2910 Garfield St NW, Washington DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>ANNA HOLICK</u>	<u>Anna Holick</u>	<u>2921 Garfield Ter. NW</u>	<u>annaholick@aol.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Margaret A. H. Kest</u>	<u>Margaret A. H. Kest</u>	<u>2928 Garfield Ter NW</u>	<u>R.H.Kest@Comcast.net</u>
Printed Name	Signed Name	Street Address	Email Address
<u>CAROLINA KLEIN</u>	<u>Carolina Klein</u>	<u>2918 Garfield Ter NW</u>	<u>KLEINCAROLINA@JUNO.COM</u>
Printed Name	Signed Name	Street Address	Email Address
<u>ERIC NEFF</u>	<u>Eric Neff</u>	<u>2927 Garfield Ter NW Was 4006 20008</u>	
Printed Name	Signed Name	Street Address	Email Address
<u>Kitty Chatelain</u>	<u>K. Chatelain</u>	<u>2937 Garfield Ter NW DC</u>	<u>KRCHATELAIN@YAHOO.COM</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Suzanne Tobey</u>	<u>S. Tobey</u>	<u>2950 Garfield Ter NW</u>	<u>TIARE4@COMCAST.NET</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Patricia Q. Alston</u>	<u>P. Alston</u>	<u>2949 Garfield Ter NW</u>	<u>Tish@Alston.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>ROBERT SELIN-WILLIAMS</u>	<u>ASW</u>	<u>2945 GARFIELD TER NW</u>	
Printed Name	Signed Name	Street Address	Email Address

Objection to Proposed Subdivision of 2910 Garfield St NW - Washington DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

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Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>Pat Benic</u>	<u>[Signature]</u>	<u>2941 Garfield St NW</u>	<u>pat@benic.com</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Fernando Malayo</u>	<u>[Signature]</u>	<u>2909 Garfield St NW</u>	
Printed Name	Signed Name	Street Address	Email Address

<u>Rodrigo Malayo</u>	<u>[Signature]</u>	<u>2909 Garfield St NW</u>	
Printed Name	Signed Name	Street Address	Email Address

<u>Kathleen Stahl</u>	<u>[Signature]</u>	<u>2940 Garfield St NW</u>	<u>kstahl@comcast.net</u>
Printed Name	Signed Name	Street Address	Email Address

<u>LISA ZADENRIU</u>	<u>[Signature]</u>	<u>2936 Garfield St NW</u>	<u>STRIPPED@GMAIL.COM</u>
Printed Name	Signed Name	Street Address	Email Address

<u>[Signature]</u>	<u>[Signature]</u>	<u>2936 Garfield St NW</u>	<u>STRIPPED@GMAIL.COM</u>
Printed Name	Signed Name	Street Address	Email Address

<u>Richard Foster</u>	<u>[Signature]</u>	<u>2932 Garfield St NW</u>	
Printed Name	Signed Name	Street Address	Email Address

<u>Howard Rosenthal</u>	<u>[Signature]</u>	<u>2918 Garfield St NW</u>	<u>hdro@capitol.com</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

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We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>James Bird</u>	<u>James Bird</u>	<u>2737 Devonshire Pl. NW #408</u>	<u>birdjr@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
		<u>Washington D.C.</u>	
		<u>2716 Cortland Pl, NW</u>	
<u>Adrienne L. Manasse</u>	<u>Adrienne L. Manasse</u>	<u>WDC 20008</u>	<u>lorrimanz@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address
		<u>2716 Cortland Pl, NW</u>	
		<u>DC 20008</u>	
<u>Patricia Deding</u>	<u>Patricia Deding</u>	<u>DC 20008</u>	<u>Pdeding04@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Michael Anderson</u>	<u>Michael Anderson</u>	<u>2914 Cortland Pl</u>	<u>MichaelA@Accession2</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Robert Meisner</u>	<u>Robert Meisner</u>	<u>2901 Cleveland Ave NW</u>	<u>MEISNER@YAHOO.COM</u>
Printed Name	Signed Name	Street Address	Email Address
		<u>WDC 20008</u>	
<u>TAMARA ILASAT</u>	<u>Tamara Ilasat</u>	<u>3005 Cathedral Ave</u>	<u>tamara@</u>
Printed Name	Signed Name	Street Address	Email Address
			<u>lingard@poster.com</u>
<u>Bruce Namuraw</u>	<u>Bruce Namuraw</u>	<u>2917 28th St, NW</u>	<u>bruce@namuraw.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Cameron Hollingshead</u>	<u>Cameron Hollingshead</u>	<u>1504 44th St NW</u>	<u>—</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

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<u>Gilly Macdonald</u>	<u>Gilly Macdonald</u>	<u>2933-28th St NW</u>	<u>SN3MMA@att.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Michelle Mergler</u>	<u>Michelle Mergler</u>	<u>2829 28th Street</u>	<u>merglerm@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Gene Hughes-Strick</u>	<u>GWS</u>	<u>2829 28th St.</u>	<u>gshughes@ustl.edu</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Russell Miskeloff</u>	<u>Russell Miskeloff</u>	<u>2716 Cortland Pl.</u>	<u>rmiskeloff@comcast.net</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Jen Riccardi</u>	<u>Jen Riccardi</u>	<u>3105 Cathedral Ave</u>	<u>jen.riccardi@yahoo.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Penelope Lantz</u>	<u>Penelope Lantz</u>	<u>2914 Cortland Pl.</u>	<u>plantz@accedemedia.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Sheila Holman</u>	<u>Sheila Holman</u>	<u>2757 Woodley Pl NW</u>	<u>sheila.holman@travelchannel.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Noda Fenstone</u>	<u>Noda Fenstone</u>	<u>3021 Cathedral Ave NW</u>	<u>nfenstone@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address

Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

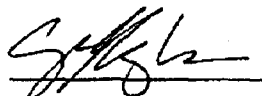
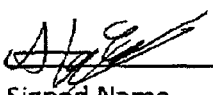
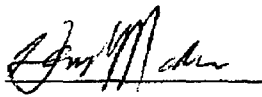
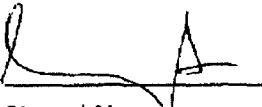
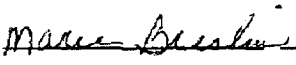
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Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

Jessica Selin-Williams		2945 Garfield Terr NW	jess@selin-williams.org
Printed Name	Signed Name	Street Address	Email Address
Mike Hambenger		2929 Connecticut Ave.	mikehambenger@gmail.com
Printed Name	Signed Name	Street Address	Email Address
Geoffrey Heenan		3008 Cortland Pl	gheenan@int.ons
Printed Name	Signed Name	Street Address	Email Address
Matthew Gomez		#13 2800 Woodley Rd	mg141@aamerica.edu
Printed Name	Signed Name	Street Address	Email Address
Alex Lemmon		2925 Garfield St	alexlemmon@gmail.com
Printed Name	Signed Name	Street Address	Email Address
Harry Marks		3133 Conn	hmarks@earthlink.net
Printed Name	Signed Name	Street Address	Email Address
Ani Z. Sigelbaum		2702 Cathedral Ave	anisigelbaum@gmail.com
Printed Name	Signed Name	Street Address	Email Address
MARIE BRESLIN		2810 29th St NW	MTBRESLIN@VERIZON.NET
Printed Name	Signed Name	Street Address	Email Address

Demands to Reverse Subdivision of 2910 Garfield St NW, Washington DC

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<u>MICHAEL KITTY</u>	<u>my kg</u>	<u>2944 GARFIELD Ter</u>	<u>mykitten@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>ZENA QUEZADO</u>	<u>ZQ</u>	<u>2924 Garfield Ter</u>	<u>zquezado@cmmc.org</u>
Printed Name	Signed Name	Street Address	Email Address
<u>John Pool</u>	<u>John Pool</u>	<u>3125 Newark</u>	
Printed Name	Signed Name	Street Address	Email Address
<u>Bill Petros</u>	<u>Bill Petros</u>	<u>NW Current</u>	<u>bpetros@erdc.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>V. TOLSTOY</u>	<u>V. Tolstoy</u>	<u>321 5th Garfield Ter</u>	
Printed Name	Signed Name	Street Address	Email Address
<u>Susan Bean</u>	<u>Susan Bean</u>	<u>2801 3rd St NW</u>	<u>susan@earthlink.net</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Liz Tankersley</u>	<u>Liz Tankersley</u>	<u>2841 29th Pl. NW</u>	<u>liztank@starpower.net</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Brian McKeon</u>	<u>Brian McKeon</u>	<u>"</u>	<u>bmckeon@starpower.net</u>
Printed Name	Signed Name	Street Address	Email Address

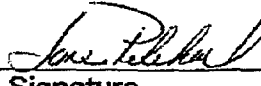
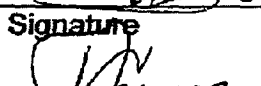
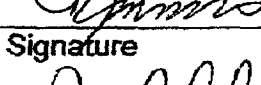
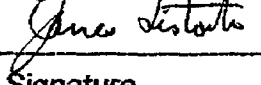
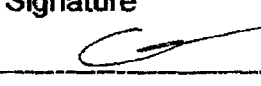
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Jane Pelechach		2813 Woodley Rd NW	jpelechach@yahoo.com
Printed Name	Signature	Street Address	email
Michelle Dolbec		2811 Woodley Rd NW	mdolbec@imf.org
Printed Name	Signature	Street Address	email
THOMAS CONNORS		2811 Woodley Rd NW	connors@getman.edu
Printed Name	Signature	Street Address	email
Dennis Pelechach		2813 Woodley Rd NW	pelechachdennis@bellsouth.com
Printed Name	Signature	Street Address	email
JAMES LISTATI		2815 Woodley Rd	james.listati@verizon.net
Printed Name	Signature	Street Address	email
SIGURD SCHELSTRAETE		2817 Woodley Rd	Sigurd.schelstraete@hgh-martin.com
Printed Name	Signature	Street Address	email
CSISZER ZSUZSANNA		2809 Woodley Rd	info@SUZANNA.BE
Printed Name	Signature	Street Address	email
CARLOS RODRIGUEZ		2809 Woodley Road	carlosrodriguez@comcast.net
Printed Name	Signature	Street Address	email

Printed Name	Signature	Street Address	email
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Printed Name	Signature	Street Address	email
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Printed Name	Signature	Street Address	email
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We would gladly display the signs

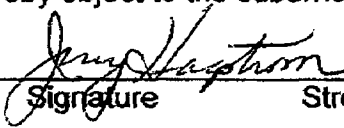
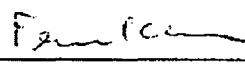
Whereas, the District of Columbia Department of Consumer and Regulatory Affairs approved the Subdivision of 2910 Garfield St NW into 2 separate lots on November 19, 2009, and,

Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and

Whereas, the subdivision results in extreme lot density not in keeping the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

JERRY HAGSTROM		2807 Woodley Rd. N.W.	jerry.hagstrom@hotmail.com
Federico Klein		2910 Garfield St NW	federico.klein@yahoo.com

Printed Name	Signature	Street Address	email
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Petition to Reverse Subdivision of 2910 Garfield St NW, Washington DC

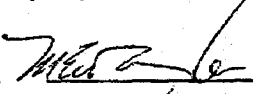
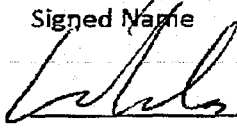
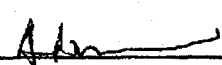
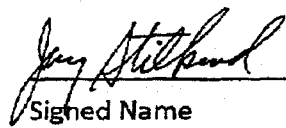
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Whereas, the decision to subdivide did not solicit or receive input from any representative of the community, including the Advisory Neighborhood Committee, and,

Whereas, members of the community were rebuffed in their attempts to obtain information from the Department of Consumer and Regulatory Affairs about the subdivision, and,

Whereas, the subdivision results in extreme lot density not in keeping with the community character,

We, the undersigned, hereby object to the subdivision and demand that it be reversed.

<u>MICHAEL E. WANKLER</u>		<u>2827 29TH ST NW</u>	<u>MIKE WANKLER @GMAIL.COM</u>
Printed Name	Signed Name	Street Address	Email Address
<u>SAMUEL VOORHEES</u>		<u>2834 27TH ST NW</u>	<u>SAM VOORHEES @GMAIL.COM</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Arvid Voorhees</u>		<u>2834 27TH ST. NW</u>	<u>arvid.voorhees@gmail.com</u>
Printed Name	Signed Name	Street Address	Email Address
<u>Larry Stilkind</u>		<u>2801 Cortland Pl., NW</u>	
Printed Name	Signed Name	Street Address	Email Address
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Printed Name	Signed Name	Street Address	Email Address
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Printed Name	Signed Name	Street Address	Email Address
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Printed Name	Signed Name	Street Address	Email Address