

James Roberts
4205 Grant Street, NE, Washington, DC 20019
202-429-0500

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April 21, 2011

Jamison L. Weinbaum, Director of Zoning
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 200/210-S
Washington, DC 20001

REF: Case 18205, Application of M. Sikder for multiple variances

Dear Mr. Weinbaum,

With this letter, I am registering **strong objection** to the application by M. Sikder, case number 18205, to build on an exceptionally narrow lot a detached residential dwelling.

My letter is in response to one I received from your office seeking comment on this application. My response is on behalf of TAMU LLC, the entity that owns 4205 Grant Street, NE.

Our property, 4205 Grant Street, is one of two properties located either side of the narrow lot on which the applicant seeks permanent relief from multiple zoning regulations. Separating our house from the applicant's lot is an ally.

Since the applicant never approached me to explain how a single family dwelling could be properly squeezed into such a narrow lot, I am presuming the lot was recently purchased on speculation the Zoning Board would grant numerous variances

Moreover, while not privy to the application, I suspect the applicant's lot has on its survey an encroachment. The encroachment is a city owned a right of way affecting my property and, I have reason to believe, all the lots near mine, including the applicant's.

If the encroachment is not mentioned in the applicant's application, then I urge the Zoning Board—as a precaution—to reduce the already narrow lot size by 10% (ten percent) to reflect that portion of the lot likely encumbered by the city.

If the Zoning Board does so, then this makes more significant the multiple variances the applicant seeks from established regulations addressing minimum lot size, lot area, lot width, lot occupancy and side yard requirements

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18205
EXHIBIT NO. 21

Moreover, if the dwelling for which multiple variances are required before it can be built is intended to face my house, then it will be the only residence in Deanwood facing an ally.

Regardless the direction the applicant wants the proposed dwelling to face, to accommodate it will require the removal of substantial, healthy trees that have been providing beauty and shade to several generations of Deanwood residents. The loss of these large, healthy trees will diminish the value of the lot while and robbing the neighborhood of well-established greenery

In fact, the applicant—in anticipation of obtaining all the exemptions from the multiple regulations now impeding the placement of a house on this narrow lot—started removing these mature trees today with no forewarning to anyone. When two ANC personnel appeared after a neighbor summoned them, all but two of the tree cutters quickly fled the scene suggesting something was amiss. The tree removal ceased but the debris remains.

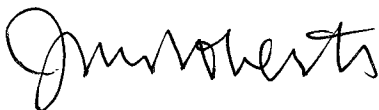
With respect to the debris on the applicant's lot, no one in the applicant's employ has ever been witnessed maintaining it. To my knowledge, I am the only person who regularly polices this lot retrieving all manner of refuse placing it in my trash containers

In a venerable, treed community with a number of empty houses traditionally facing sidewalks and streets but requiring restoration to be habitable, building one from scratch facing an ally after clear cutting the lot is not in keeping with the home designs in Deanwood and certainly not the regulations your office is charged to uphold

Consequently, but primarily because there are so many regulations for which the applicant is seeking variances, we urge this application be dismissed with prejudice forthwith. The applicant's lot is simply too narrow for a single family home and, if an encroachment exists, the lot is further compromised by a city owned right of way.

The applicant would be better served by donating the lot to Casey Trees or to a comparable 501C-3 charitable entity dedicated to enhancing the quality of life of the nearby residents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'James Roberts', with a stylized, cursive script.

James Roberts
Managing Member
TAMU LLC
Owner, 4205 Grant Street, NE