

Fax Cover Sheet

Date:

January 8, 2013

To:

Mr. Lloyd Jordan, Chairman BZA

From:

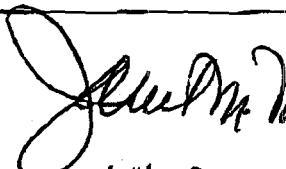
Janet Myers, ANC Commissioner SMD 4C02

Subject:

Special Request to Respone BZA Hearing
CASE NO - 18482

Comment:

Mr Jordan, I've been advised by Deputy Director Mr. Nero to submit a written letter to the BZA Commission to request an extension or postponement of the hearing for Case No 18482. Reasons are detailed in the letter attached. Thank you for your consideration.


Janet Myers
(703) 562-2116 D.Ay
(202) 731-6461 CellRECEIVED
DC OFFICE OF ZONING
JAN 9 2013 10:15 AM

Fax (202) 727-6072

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18482
EXHIBIT NO. 24

January 6, 2013

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Board of Zoning Adjustment
 Attn. Lloyd Jordan, Chairperson
 441 4th Street NW
 Washington, DC 20001

Subject: Zoning Commissioner Application Case No. 18482

Mohammad Sikder (applicant) located at 5008 13th Street, NW (Square 2806, Lot53) has applied to the Board of Zoning Adjustment (BZA) of the District of Columbia for a zoning Variance from a minimum lot area, minimum lot width, and side Yard requirements of R-1-B Zone Pursuant to 11 DCMR § 3103.2 under section 401 & 405.

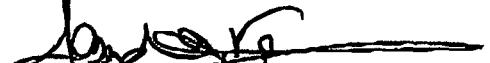
Advisory Neighborhood Commissioner (ANC) Janet Myers, serving Single Member District (SMD) 4C02 was properly notified by the Office of Planning of BZA Application Case No. 18482. On January 2, 2013 the ANC 4C Commissioners were sworn into office to serve a two-year term- 2013-2015. The ANC 4C Commission is facing a dilemma and is seeking guidance and assistance from BZA in resolving an issue we feel is very important, and one that could impact the 4C ANC Commission to provide it great weight to BZA Case No. 18482.

The 4C ANC Commissioners will not be able to host its regularly scheduled Executive Board Meeting on the 1st Monday of each month, and its 4C ANC Community Meeting regularly scheduled for the 2nd Wednesday of each month. Due to the timeliness of the swearing in ceremony of the newly elected Commissioners, the Commission was forced to delay both meetings (Executive and Community) for January. Unfortunately, for the applicant, the 4C ANC Commissioners will not be able to provide Mr. Sikder an opportunity to publicly present his proposed construction project and discuss his request for a BZA variance before the 4C ANC Commission with a quorum present at the January ANC Public Community Meeting, nor will he have an opportunity to properly receive or respond to any issues or concerns from the residents/community who may attend the meeting. The ANC 4C Commissioners takes great pride in providing all of our constituents an opportunity to present any projects, voice their concerns and issues at our public 4C ANC Community Meeting. As a Commission, we would like to provide Mr. Sikder the opportunity to have his application properly vetted with the community, and the 4C Commission would also like to have the opportunity to offer our great weight. However, Mr. Sikder is scheduled to appear before a BZA Hearing on Tuesday, January 15, 2013 one day prior to the 4C ANC Public Community Meeting to be held on Wednesday, January 16, 2013 at 6:30 p.m.

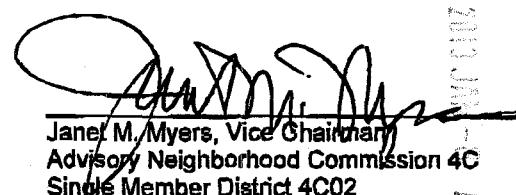
In the interim, to be fair towards Mr. Sikder, Commissioner Myers has made accommodations to allow the applicant an opportunity to attend a public meeting to discuss his proposed project, and to address any issues or concerns the residents/community may have as it relates to his project. Commissioner Myers will be hosting a 4C02 SMD Community Meeting on January 10, 2013 in which Mr. Sikder has accepted her invitation to attend the meeting. In addition, Commissioner Myers has properly notified all of the residents within 200 feet identified by the Office of Planning of the proposed project, the SMD community meeting, and has provided them a written opportunity to voice their objection or support of the project, as well as informed them of the BZA Hearing where they may also attend and offer testimony. (See attached documents).

Based on the foregoing, ANC 4C Commission respectfully request that the Board of Zoning Adjustment consider postponing the BZA Hearing until next month (February) to allow both the 4C ANC Commission and the applicant Mohammad Sikder an opportunity to have his case properly vetted with the residents and 4C ANC Commissioners at the 4C ANC Commission Community meeting on January 16, 2013, and to allow for the 4C ANC Commissioners to take a vote and consideration for the ANC great weight.

Respectfully submitted,


 Joseph Vaughan, Chairman

Advisory Neighborhood Commission 4C
 Single Member District 4C05


 Janet M. Myers, Vice Chairman
 Advisory Neighborhood Commission 4C
 Single Member District 4C02

Cc: Honorable Muriel Bowser, DC Council Ward 4
 Honorable Mayor Vincent Gray
 Mohammad Sikder (Applicant)

P.O. Box 60847
 Washington, DC 20039

801 Shepherd Street, NW
 Washington, DC 20011

ADVISORY NEIGHBORHOOD COMMISSION**Janet M. Myers****5005 13th Street, NW****Washington, DC 20011**

Phone: 202 723-6670 (O) 202- 726-0658 (h) or 202 731-6461 (c)
www.anc4c.org Email: gammawins@yahoo.com

January 4, 2013

Dear Neighbor,

Happy New Years! I hope each of you had an enjoyable holiday season. I am writing this letter to inform you that we have new neighbors that will be joining our block. As some of you are aware, the property located at 5008 13th Street, NW was razed in 2008 by the DC Government, as the previous home located on the property was condemned and deemed a safety hazard for both the resident and community as a whole. Since that time the lot has remained vacant and unattended by the former resident and city agencies.

I am happy to announce that the lot has been purchased by Mr. and Mrs. Mohammad Sikder and they plan to restore the property back into the community by rebuilding a new home. There are many steps that must take place before the construction project can begin. Mr. Sikder has presented the proposed construction plans for his new house to the Office of Planning (OP) at which time the application was referred to the Office of Zoning and Adjustment (BZA) Commission for approval for a special zoning variance. Mr. Sikder will have to appear before BZA Commission at a public hearing to seek approval for the special variance. He is requesting a special variance from the minimum lot area, minimum lot width, and side yard requirements of R-I-B Zone Pursuant to 11 DCMR 3103.2 Section 401 & 405 for BZA Application- Case No. 18482 located at 5008 13th Street, N.W, (Square 2806, Lot 53). The current lot does not meet the criteria to build a detached house as a matter of right, because it does not conform to the minimum lot width (50') and lot area (5000 sf) requirements for this zone. The current lot width is (35') and lot area is (3500 sf); due to the narrow lot width it is difficult to maintain the minimum required side yard (8') on each side of the proposed new house. Therefore the applicant is seeking a BZA special variance based on the non-conforming requirements (lot width, lot area, and side yard) in order to build a single family detached house on the lot. The proposed project description will be a single family house with a foot print of 1,355 sft; with two floors and a basement, 4 bedrooms, 4½ bathrooms, kitchen with a separate dining space, living room and family room. There will also be a one car parking at the back of the house and accessible from alley.

Additionally, there are other requirements that have to take place prior to the hearing that will assist BZA in making a determination to approve his applicants special zoning variance. First, The ANC Commissioner must properly notify all of the residents living within 200 feet of the property announcing the development/construction of the new home building project. I believe by now, residents have received notification from the Office of Planning announcing the project; as I am a resident of this block and received my notification. Secondly, Mr. Sikder must present his plans to the ANC 4C Commission at a public meeting where a quorum must be present; at which time residents will have an opportunity to publicly express their support/non-support, issues or concerns pertaining to the project. Upon hearing from all parties involved the 4C Commission will publicly vote whether to support or not support the project based on the residents input. If there is no objection, the 4C Commission will send notification to the Board of Zoning and Adjustment the outcome of the 4C Commission vote. It is important for neighbors who will be impacted by the construction project to have their voices heard. You will have an opportunity to voice your opinion to object or not object to the project in four ways: (1) Respond to ANC Commissioner written notice (2) attend ANC Single Member District (SMD) Community Meeting (see attached flyer) (3) Attend the January ANC 4C Community meeting of the whole (4) Attend Board of Zoning and Adjustment Hearing (January 15, 2013).

Mr. Sikder has agreed to introduce himself and wife to the residents/community at the upcoming ANC 4C02 SMD Community Meeting scheduled for January 10, 2012 (see enclosed flyer). At the meeting he will be discussing and showcasing his Construction Plans, and would like to hear from his new neighbors. If you cannot attend the January ANC 4C Community Meeting that will be held at the Petworth Library, please consider attending the 4C02 SMD Meeting (see enclosed flyer). I think we can all agree that the lot has been vacant far too long, unattended too long, and an eye sore to our block and community. It will be nice to see a new house back on the lot. In any event, it will be a great opportunity to meet your new neighbor. **Let me hear from you by indicating below your support or non-support of the project by returning your response to me by January 11, 2013.** Thank you in advance for your support and comments. Hope to see you at the meeting!

Sincerely,



Janet M. Myers,
ANC Commissioner SMD 4C02

Response Notification - BZA Application No. 18482 - located at 5008 13th Street, N.W. (Square 2806, Lot 53)

OBJECT

DO NOT OBJECT

Signature _____

Comments:

Cc: Muriel Bowser, DC Council Ward 4
Lloyd Jordan, Chairperson, DC. BZA

Joseph Vaughan, Chairperson, ANC 4C Commission
ANC 4C Commission (Correspondence Files)



ADVISORY NEIGHBORHOOD COMMISSION 4C02

www.anc4c.org

Phone: 202-731-6461

Email: gammatwins@yahoo.com

You Are Invited To Attend ANC 4C02 COMMUNITY Meeting

Please Join ANC Commissioner Janet Myers

Topic of discussions on upcoming changes in the community, and to address past and present resident issues and concerns.

Thursday, January 10, 2013
6:45 p.m. – 8:45 p.m.

Christ Lutheran Church
5101 16th Street, NW

(Free parking lot off alley –between Hamilton & Gallatin Street)
(Note: Please use side door entrance off the parking lot)

As a community we must continue to dialogue, so that we can get the ending results we want for our neighborhoods. Bring your concerns, issues, ideas, suggestions, and solutions to the meeting so that your voices are heard. Representatives from each of the topics of discussion have been invited to attend the meeting. (Please note: still awaiting confirmation for some representatives.)

Agenda

1. MPD- Recent robberies and impersonations of contractors/misrepresentatives of utility workers (20 minutes)
2. New home being built at 5008 13th Street- vacant lot purchased- previous home razed by DC Government Kingsbury School - upcoming Construction Project- and Community Town hall meeting (20 minutes)
3. Update on Jewish Primary Day School moving into the 16th and Decatur location where the Washington Latin School current resides-parking and bus route (20 minutes)
4. Update on transitioning the Washington Latin School to their new site- former Rudolph Elementary School (15 minutes)
5. Latter Day Saints Church- Opening- Update-Construction completion?? What's next for the community? (15 minutes)
6. Developer- discussion on future of 1501 Gallatin Street, NW- formerly Ideal School (20 minutes)

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