



Bello, Bello & Associates, LLC
Zoning, Land Use & Development Consultants

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 2013 APR -3 PM 3:14

April 3, 2013

Lloyd Jordan, Esq

Chairperson

Board of Zoning Adjustment

441 4th Street, Suite 220 S

Washington DC 20001

Re: 429 Newton Place, NW (Square 3035 Lot 812. "Subject Property") BZA No. 18519

The Board conducted and concluded a public hearing in the matter of the application of Ina and Gregory Igbozuruike, owners of the subject property and BZA application number of reference above, on March 26th, 2013.

The Board expressly left the record open for the submission of supplemental information as specifically follows:

- (1) Spot elevation depictive of the existing heights of the existing properties adjoining the subject property of application;
- (2) Renderings and associated elevation drawings depictive of the roof ridge difference in height of the proposed structures in relation to adjoining properties northwest and northeast of the property of application to wit; 431 Newton Place and 423 Newton Place NW;
- (3) To the extent possible, evidence of support or no objection to the proposed development from the owners of the two properties adjoining the subject property of application;
- (4) Notwithstanding that the proposed project provides the number of parking spaces sufficient in number to comply with the minimum number of parking spaces required for the proposed use, evidence that the applicant is amenable to providing additional parking spaces in response to neighbor concerns.

BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 18519

EXHIBIT NO. 31

900 Second Street N.E., Suite 6 - Washington, D.C. 20002

Phone: 202-289-1663

eFax: 202-350-9488

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18519
 EXHIBIT NO. 31
 www.BelloBello.com



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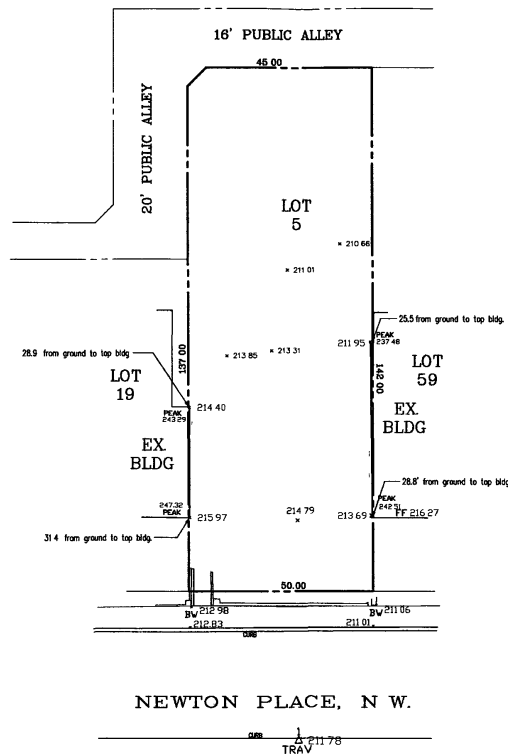
The applicant submits line item response and attachments as follows:

- (1) Copy of survey performed by KRIS Consultants, LLC, a District of Columbia certified surveyor showing the heights of adjoining properties, as further depicted or transcribed in renderings and elevation drawings
- (2) A rendering depictive of the ridge height difference between the adjoining two properties and the proposed new construction on subject property. Applicant notes that the roof ridge of the proposed building is 5.2 feet above the roof ridge of the adjoining building east of the property of application and 2.4 feet above the immediate building to the west.
- (3) Applicant notes that all efforts to obtain the approvals of the owners of the two adjoining properties proved unsuccessful (see attached letters). Applicant notes that 431 Newton Place NW, the adjoining property west of the subject property has been vacant since 2007 and remains vacant presently. The applicant met with the owner, Ms. Smith who echoed the same concerns with the respect to the roof ridge and additional parking. The owner of 423 Newton Place was nonresponsive to all efforts at contact, including knocking on the front door.
- (4) In response to the concern expressed at the hearing by the two opposing neighbors who testified at the hearing, the applicant is not averse to providing an additional parking space for a total of two spaces on each subdivided lot or one (1) for each dwelling unit and welcomes this commitment as a condition of approval, should the Board decide to approve the application, which the applicant respectfully requests.

Respectfully,

Toye Bello

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NOTES
1 VERTICAL DATUM IS BASED ON DC DPW BENCHMARK

KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD 20905
TEL (301) 439-1891 FAX (301) 439-5636
EMAIL KRISCONSULTANT@VERIZON.NET



PLAT OF SURVEY
LOT # 5 SQUARE 3035
429 NEWTON PLACE
NORTH WEST
WASHINGTON, D C

DATE	MARCH 27, 2013
SCALE HZ	1"=20'
SCALE VT	N/A
DRAWN BY	K S
COMPUTED BY	A G C
CHECKED BY	A G C

C-1

DRAWING 1 OF 1

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Sharon C Smith

3831 13th St NW

Washington, DC 20011-5631

Re: 429 Newton Place NW (Square 3035 Lot 812). BZA No. 18519

My husband, Greg Igbozuruike and I own the vacant lot of reference above which adjoins your property and which is the subject of a public hearing before the Board of Zoning Adjustment (BZA).

As you probably are aware, we propose to subdivide the lot into three lots and construct a building containing two family dwellings on each lot for a sum total of six dwelling units

We presented our proposal to the affected Advisory Neighborhood Association, ANC 1A, in a public hearing on March 13th and obtained a near unanimous support of the project

Notwithstanding the foregoing, and the fact the BZA conducted the associated public hearing on March 26th, it is important to us that the Board is made aware of your support of the proposed project, or that you have no objection to approval of the project by the BZA

We are glad to meet with you to answer any questions or concerns you may have now or in the course of the construction of the project, should the BZA approve our application

Please append your signature in the line provided below to indicate your support or position of no objection

Thank you in advance of your consideration

Respectfully,


Ina & Greg Igbozuruike



We support the project

We have no objection

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Betty M Russell & Shirley J McKenzie

423 Newton Place, NW

Washington DC 20010

Re: 429 Newton Place NW (Square 3035 Lot 812). BZA No. 18519

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Thank you in advance of your consideration

Respectfully


Ina & Greg Igbozuruike

We support the project

We have no objection

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2626 TUNLAW RD., #304
WASHINGTON, DC. 20007
TEL: 202 338 8074
FAX: 202 333 5301

PROJECT TITLE

NEWTON PLACE, M.W.
WASHINGTON, DC.

PROJECT NUMBER

PROJECT STATUS

SHEET TITLE

PROPOSED
FLOOR PLAN

DRAWN BY

APPROVED BY

REVISION		
NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

A-2.1

DATE: NOV. 14, 2012



FRONT ELEVATION
SCALE: 1/8" = 1'-0"