



THE MOSS GROUP, INC.

Experienced Practitioners Committed to Excellence in Correctional Practice

JUL 9

June 4, 2013

ANC 6B
921 Pennsylvania Avenue, S.E.
Washington, D.C. 20003

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18584
EXHIBIT NO. 41

Re: BZA Application No. 18584

Dear Advisory Neighborhood Commission 6B:

The Moss Group, Inc. located at 1312 Pennsylvania Avenue, SE, is a national criminal justice consulting firm. The property in question directly abuts both our main office as well as a separate building in the rear of our property which is also used for office space.

This site was wisely chosen for its proximity to the metro station and to many of the governmental buildings surrounding Capitol Hill. Current clients include both the DC Mayor's Office and several Federal government agencies. The quiet and convenience of TMG location has been a major consideration in securing many of the high level clients we currently consult and meet with at TMG.

In addition to high level meetings on site, central to The Moss Group, Inc. (TMG) business operations is conducting video conferences, conference calls, and webinars with audiences as large as 1,000 people at a time. This room is directly next to the front entrance of the 1310 property and actually shares a wall with 1310 as well. (see pictures). Any change or impact in the current noise level, such as the regular barking or dogs entering and exiting the adjacent property, would be interfering with the professionalism of our events and negatively impact the reputation and the ability of TMG to conduct business. We recognize that the application claims, according to Section 735.3, that the operations "*shall take place entirely within an enclosed and soundproof building in such a way as to produce no noise or odor objectionable to nearby properties.*" The application addresses the small rear yard, but there is no consideration of the potential disturbance from the front entrance. Considering the proximity to our conference room, and the expected traffic and noise from the proposed dog boarding and grooming facility we must oppose this application.

TMG is also highly concerned about the regular walking of dogs taking place directly next to our main entrance. Once again, any noise resulting from a dog boarding and grooming facility would be highly detrimental to our ability to conduct business. In addition to noise concerns, several of TMG employees have had traumatic experiences with dogs. As an employer it is our responsibility to provide a safe work environment for our employees and we are concerned that the proposed business will make that impossible.



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Andie Moss and Judy Wood bought this building in 2007 to renovate to provide office space for The Moss Group, Inc. The desire was to support the DC community and to create quality office space in close proximity to the Capitol and other governmental offices. A substantial investment was made to renovate both the main building and a second building in the rear of the property. We feel these improvements increased the property values in our surrounding community. Plans in a few years include the sale of this property to other professionals needing quality level office space in DC. Anything that detracts from the ability of this use will have financial repercussions on the owners.

While the desire was to locate the business in DC, it was not an easy process. We experienced extreme delays in obtaining necessary permits from DCRA. Our file was lost many times, phone calls were not returned, visits to DCRA would always result in the person we needed to talk to was out. We were working with a quality architect and contractor. The renovation took 18 months to complete which should have been a 6 month process due to the inefficient and lengthy DCRA permit process. The Moss Group, Inc. experienced substantial financial losses during this time since it was paying rent in its old location as well as rent in the new building.

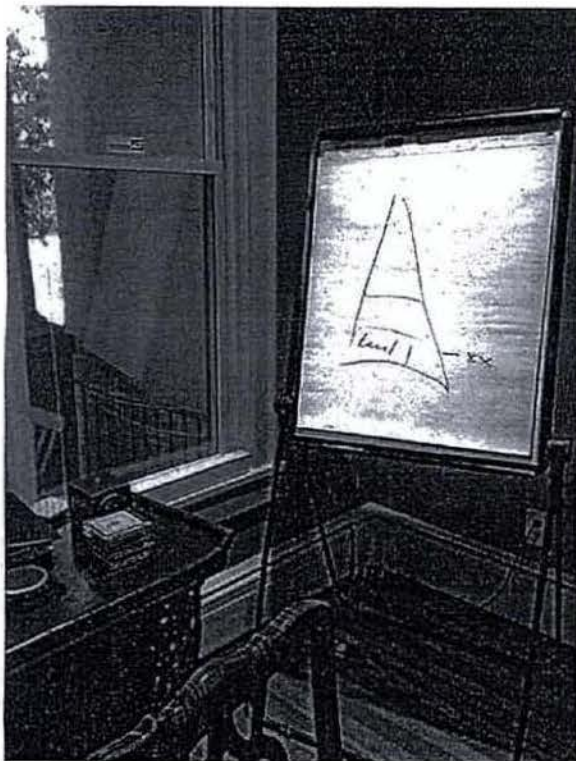
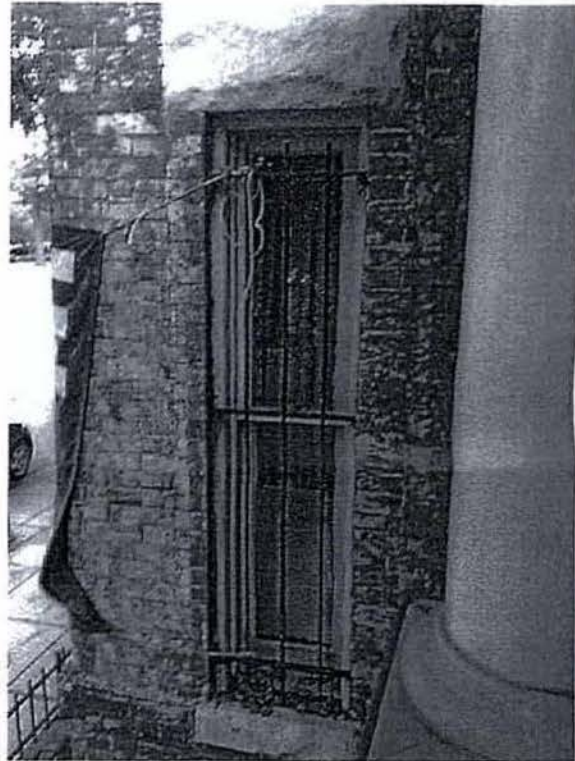
We feel that the approval of a change in zoning to allow a dog boarding and grooming facility would greatly decrease the value of our property and significantly interfere with the ability to conduct business in a quiet, and safe atmosphere. After persevering to create this space through the difficulties described above, it would be yet another loss for the owners who wanted to do business in the district and create an improved community.

Another significant fact is that 1308 is used as a residential property.

Thank you for your consideration of our circumstances and the livelihood of our business.

Andie Moss (owner and The Moss Group, Inc President)

Judy Wood (owner and The Moss Group, Inc Chief Financial Officer)



Clockwise from top left corner:

1) Front view showing 1310 abutting property. Window is primary conference room.

2) View from front porch directly in front of conference room

3) View from inside the conference room



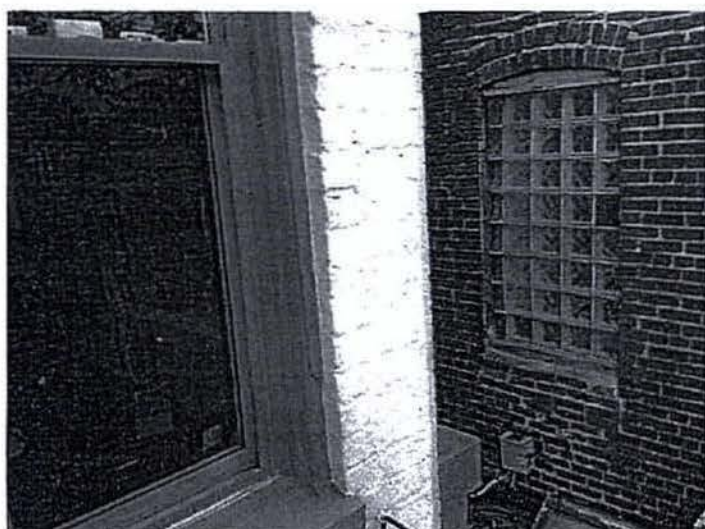
Clockwise from top left corner:

- 1) Conference room and video capabilities.
- 2) Shared wall of conference room.
- 3) Shared wall (Blue) next to back office.



From top to bottom:

1) View from back balcony showing shared wall of back office (blue wall is the same from previous photo).



2) View from just outside the President's office window.



3) View from just inside the Presidents office window.