

Cochran, Patricia (DCOZ)

From: Laskaris, Tina (ANC 5D06)
Sent: Tuesday, May 13, 2014 2:07 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: BZA Case# 18759 I.S. Enterprises Inc. LETTER OPPOSING REQUESTED ZONING VARIANCE

To Whom It May Concern,

In reference to the BZA Case #18759, this property is located in Single Member District 5D06 of ANC 5D in the Trinidad Community of Washington, D.C. I am the ANC Commissioner on record at this time representing this SMD.

This developer, as it pertains to the above referenced property located at 1328 Montello Ave NE, has deliberately worked at this site beyond the applied for guidelines. His initial permits were to convert a SFD to a 6-unit apartment building by adding a 3 story addition. According to the permit they were to demo the second floor of the existing two story SFD. Upon inspection it was clear they **deliberately and willfully exceeded their demo plan**, taking the structure down to the dirt level.

An inspection by DCRA was executed and a SWO placed on the property. According to neighboring residents they continued to work behind a dark fence barrier during the period of the SWO.

A hearing took place and the developer was merely required to pay a fine and modify his permits accordingly. The fact they knowingly exceeded what they requested permits for speaks volumes about this developer's character and strategy which seems to be to go forward against what was applied for, taking incremental steps to sneak around the laws and increase the scope beyond what is approvable to see if he can get away with it and then move for more and more.

In this case the developer now wants to extend the already large scope of work for this site to include an additional additional story and 2 more units. The size of the previously existing structure was consistent with the size and scale of the neighboring properties so I contend this development is **already planned to be quite large enough by matter of right** and no further expansion should be allowed.

This addition is definitely NOT favorable for the neighboring properties or community as a whole and is motivated solely by greed with a total lack of architectural integrity on the part of this developer.

The residents living at the top of this hill purchased their properties largely due to the wonderful view and serene garden community environment. A structure of this magnitude will completely obscure any views enjoyed by the existing homeowners on the neighboring blocks casting large shadows on adjacent homes. This sort of density diminishes quality of life for our community and destroys the very integrity of vistas that define Trinidad's intrinsic character.

Because of this and the previous behavior of this developer I am writing here to **OPPOSE the request** for a variance to go further with this undesirable development.

Kind Regards,

Tina Laskaris
ANC Commissioner 5D06
202-549-2888

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18759
EXHIBIT NO. 23

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