

Nero, Richard (DCOZ)

From: Robert Mann-Thompson <robbycu@gmail.com>
Sent: Monday, June 23, 2014 10 29 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case # 18759 1328 Montello Ave NE I S Enterprises Inc

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23 JUN 2014

Board of Zoning Adjustment
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RE Case number 18759 1328 Montello Ave NE Washington, DC 20002

This letter is in opposition of the variance for the IS Enterprises project at planned at 1328 Montello Ave NE

As stated in the case record already, I S Enterprises' execution of the project as been marred with errors resulting in violations that led to two Stop Work Orders. In the record there are also expressed concerns about density, building height, and preserving the character of the neighborhood. Since the area is zoned R-4, the developer's original project of 6 units would be a matter of right, and therefore would not need a variance. The project as previously approved by DCRA would have increased the building's height, it would have increased density, and the drawings of the planned structure are similar to the structure it's replacing in style. I understand they were clear to move forward with the project as it was initially planned with 6 units.

I understand the crux of the variance request seems to be to relax the 900sf requirement to allow for 2 additional units. The change to the overall foot print of the building would be small. The difficulty I have in supporting the variance is there is little known about the project, and due to the developer's prior acts on this project I am concerned if they get the approval to build two additional units, then would they exceed that. Could Trinidad be left with another eyesore?

Engaging the community could go along way towards their garnering support, but to my knowledge I S Enterprises Inc has not met with the SMD ANC, the ANC as a whole, or engaged the community directly or through civic organizations like the Trinidad Neighborhood Association.

Until the developer engages the ANC and the community writ large, there could be no way for anyone to support the variance on the merits as the merits are unknown.

Robert A Mann-Thompson

This transmission represents the unaffiliated personal views of Robert A Mann-Thompson

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District of Columbia
CASE NO. 18759
EXHIBIT NO. 36

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