

Michael Knipe & Rosemary Harold
103 4th Street, NE
Washington, DC 20002

April 25, 2014

VIA EMAIL & FIRST CLASS MAIL

Lloyd Jordan
Chairman, Board of Zoning Adjustment
441 4th Street, NW
Suite 200 South
Washington, DC 20001

RECEIVED
C OFFICE
2014 APR 30 AM 9:31

RE: Addendum to BZA Application #18761 – 103 4th Street, NE

We, the owners of the above-referenced property for which Application #18761 (the “Application”) is pending, have made significant, good faith efforts to reach out to neighbors, relevant neighborhood organizations, and Advisory Neighborhood Commission 6C to inform interested parties about the Application and the scope of the proposed construction work

Using the same address list provided with our application, we hand-delivered copies of a detailed letter describing the proposed project, along with copies of the architectural drawings and photographs submitted to the BZA with the Application. The letter invited neighbors to call or visit the applicants’ residence if any recipient had questions or concerns, and asked recipients to return a self-executed form providing the neighbor’s consent or non-objection to the proposed construction work. We also spoke in person to our nearest neighbors about the proposed project. As of April 16, 2014, we have received 17 executed consent/non-objection forms, including consents from the three adjacent neighbors: Emily and Andrew Serazin at 101 Fourth Street NE, Howard and Erica Pressman at 105 Fourth Street NE, and John and Ruth Wennersten at 408 A Street NE. Copies of all executed neighbor consent forms are attached.

We also contacted our single-member district representative on ANC 6C and the head of ANC 6C’s Planning, Zoning & Environment Committee (“the ANC Zoning Committee”). We supplied the ANC Zoning Committee with the documentation it requested, including copies of the neighbor consent forms, and are scheduled to make a presentation to that body at its May 7, 2014 meeting. If requested we will also attend the full ANC meeting on May 14.

In addition, we have made efforts to provide a similar presentation to the Zoning Committee of the Capitol Hill Restoration Society (“CHRS Zoning Committee”). CHRS spokesmen provided differing dates for their April meeting, however, and when we appeared with our architect at the correct place and time, no CHRS representative appeared. We were later informed that the CHRS Zoning Committee meeting for April had been cancelled.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18761

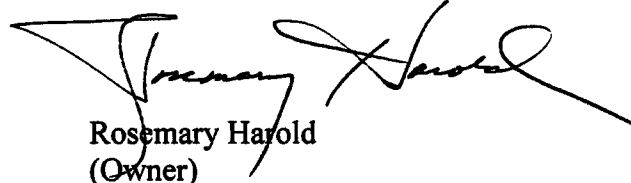
EXHIBIT NO. 26

We hope the Board will consider the Application favorably in light of the nature of the project, the good faith efforts we have made to inform interested parties, and the demonstrated support of our neighbors.

Respectfully submitted,



Michael Knipe
(Owner)



Rosemary Harold
(Owner)

Encl: 17 letters of neighbor consent or support.

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we.

✓ consent

 have no objection

to the proposed project

Name(s): Emily and Andrew Serazin

Address. 101 4th St NE

Washington DC 20002

Date: April 10, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

X consent

 have no objection

to the proposed project.

Name(s): Howard + Erica Pressman

Address: 105 4th St NE

Washington, DC 20002

Date: April 2, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

☒ consent

☐ have no objection

to the proposed project

Name(s): Jon R. Wenzel
Ruth Ellen Wenzel

Address: 408 A Street NE

Washington DC 20002

Date: 7 April, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

✓ consent

 have no objection

to the proposed project

Name(s): ERRAIN PEREZ-ROSARIO

Address: 107 - 4th St N.E

WASH. DC 20002

Date: 04/03/14, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

 A consent

 have no objection

to the proposed project.

Name(s): *Adam Rubin*

Address: *109 4th St. NE*

 Wash. DC 20002

Date: *4/10* , 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

☒ consent

☐ have no objection

to the proposed project.

Name(s): Wm F. Peltum Ellen C. Foss

Address: 111 4th St NE

Date: April 3, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

☒ consent

☒ have no objection

to the proposed project.

Name(s): HANK BROTHERS + CATY LANDRY

Address: 115 4th St NE

Washing DC 20002

Date: April 3, 2014

Best Wishes!
Hank

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

X consent

_____ have no objection

to the proposed project.

Name(s): Christina + Anzhel Gnietsh

Address: 121 4th St NE

Washington DC 20002

Date: 4/9, 2014

Good luck!

Please have the
workers be mindful
of blocking alley
if they need to
load/unload. Thanks,
CG

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we.

☒ consent

☐ have no objection

to the proposed project.

Name(s): Molly Collins OFFNER

Address: 110 4th Street, NE

Washington, DC 20003

202 546-1936

Date: 04/07, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

✓ consent

 have no objection

to the proposed project.

 
Name(s): Preston + Melody Dunlap

Address: 120 4th St NE

Washington, DC 20002

Date: April 9, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

✓ consent

 have no objection

to the proposed project.

Name(s): Elizabeth Martin + Chris Coakley

Address: 106 5th St. NE

Washington DC 20002

Date: 4/7/14, ~~2014~~

Sounds like an exciting project. good luck with it;
hope everything runs out just how you want it.

Best,
JJ Martin

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

✓ consent

 have no objection

to the proposed project.

Name(s): HUGH C. EVANS

Address: 108 5TH ST NE

Date: April 8, 2014

*Thanks for the detailed
information*

*Looks like a very nice
improvement.*

HCE

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

☒ consent

☒ have no objection

to the proposed project.

Name(s): Jennifer D. Davis

Address: 110 5th St. NE

Washington, DC 20002

Date: April 3, 2014

This proposed renovation sounds lovely! A real improvement to the neighborhood. Good luck with everything.

Your neighbor,
Jennifer Davis

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

_____ consent

✓ have no objection

to the proposed project.

Name(s): Gaylord Adrian Birkner

Address: 112 5th St NE

Date: April 4, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

☒ consent

☒ have no objection

to the proposed project.

Name(s): EDWARD K. KRISTENSEN

Address: 114 5TH ST NE

Edward K Kristensen

Date: 5 MAY, 2014

Please ensure that during construction that the alley remains clear of construction materials. Other projects on the alley cost us a tie from construction material.

Thank you,

E. Kristensen

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St. NE. Based on that information, I/we:

X consent

 have no objection

to the proposed project.

Name(s) Robert & Cori DiTredici

Address: 413 CONSTITUTION AVE, NE

WASHINGTON, DC 20002

Date. April 3, 2014

Consent/No Objection

I have reviewed the information provided by Rosemary Harold and Michael Knipe concerning their application for a special exception (No. 18761) for the proposed construction project at their home, located at 103 Fourth St NE. Based on that information, I/we:

☐ consent
☒ have no objection

to the proposed project.

Name(s): MARIA LUGO

Address: 415 CONSTITUTION AVE NE
20002

Date: 4/10/, 2014