



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

DAVID GROSSO
Councilmember At-Large

Committee Member
Business, Consumer and Regulatory Affairs
Education
Finance and Revenue
Health
Transportation and the Environment

November 17, 2014

Mr. Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street, NW Suite 200S
Washington, DC 20001

RE: Case #18790

Dear Mr. Jordan:

I am writing today to express my strong opposition to Case #18790, the Jefferson LLC's application for an Area Variance pursuant to 11 DCMR § 3103.2, for a variance from the lot area requirements under section 401, and a variance from the off-street parking requirements under subsection 2101.1, to add eleven apartment units to the basement level of an existing twenty-four unit apartment building in the R-4 District at premises of 2724 11th Street, N.W. (Square 2859, Lot 89).

The Jefferson LLC's application will be before the Board of Zoning Adjustment on November 18, 2014 at 9:30 am. This application is of great concern to me and I do not believe that it meets the necessary requirements to pass the three prong test for allowance.

First, the variance is unnecessary and if it is granted, it would allow for the property owner to develop the basement to build eleven more units. Currently, ten of the twenty-four units are vacant. Therefore, there is no need for the owners to develop new units given the existing vacancies and the poor living conditions present in the occupied units.

Second, the variance will do harm to the public. On September 17, 2014 the 2724 11th Street, NW Tenants Association met with me to discuss their long standing struggle with substandard property maintenance inside and outside of the building and numerous D.C. Housing Code violations. On October 29, 2014, I toured the building and four individual units. I was disturbed by the visible dilapidation caused by long-term neglect, rodent and vermin infestation, mold, and general disrepair of the building. There is no evidence that the property managers or owners have taken any steps toward improving these conditions for the safety

and welfare of the tenants residing at 2724 11th Street, NW. Therefore, the construction of eleven new units will not serve the public, but instead present more harm to the both the current and future residents.

Finally, pursuant to D.C. Code § 42-3502.10 this variance would be a capital improvement to the property that would neither protect nor enhance the health, safety, and security of the tenants or the habitability of the housing accommodations. Based on these facts, this renovation is not in the interest of current tenants and due to obvious violations of the D.C. Code and D.C.M.R. this variance should not be granted.

This failure to meet the three-prong test, coupled with tenant opposition clearly illustrate that granting this variance would only perpetuate the unaddressed issues that have plagued this building for years.

I appreciate your consideration of this letter and should you have any questions or concerns please contact me. You can also contact my Legislative Assistant, Anne Robinson, at (202) 724-8015 or at arobinson@dccouncil.us.

Sincerely,



David Grosso
Councilmember (I-At-Large)

Cc:

S. Kathryn Allen, Vice Chairperson of the Board of Zoning Adjustment
Marnique Heath, Board of Zoning Adjustment
Jeff Hinkle, National Capital Planning Commission Designee for the Board of Zoning Adjustment