

November 17, 2014

Lloyd Jordan, Chairperson
The Board of Zoning Adjustment
One Judiciary Square
441 4th Street NW
Suite 200-S
Washington, DC 20001

Re: 426 12th Street REAR, BZA Case #18837 (Square 992, Lot 818)

Dear Mr. Chairman and Members of the Board of Zoning Adjustment:

Thank you for the opportunity to clarify our reasons for seeking a use variance for the alley property we purchased early last year. We are pleased to submit this letter of clarification, the attached spreadsheet pages detailing various proposal costs, and the summary sheet detailing ROI and capitalization rates for each option. We look forward to continuing our conversation about the future of the historic building on December 9, 2014.

As you know, we purchased this deteriorating alley property in April, 2013 after seeking guidance from several city officials through email, phone and in-person conversations. We aggressively reached out to the city before purchasing the building to determine, as best we could, what we might be able to do with the building were we to purchase it.

In March, 2013, we met on-site with Office of Planning staff to discuss the historic aspects of the building, to gauge what sections of the structure might be viewed as historically relevant, and to discuss our on-going responsibility for maintaining and restoring the structure in accordance with historic preservation rules. We also researched possible uses for the building – reviewing dozens of related HPRB and BZA cases dealing with similar alley dwellings in historic districts. Several of the cases we reviewed involved the three approved alley dwellings that already stand in Walker Court.

We also collected estimates from contractors and carefully considered the final cost any use would demand before our purchase of the property. The building is currently in a very poor state of repair as the prior owner neglected it for some 20 years. The structure served as storage for his kitchen and bath tiling business during those two decades. We understand that prior owners repaired automobiles at this location.

Since March of last year, several contractors and tradesmen have provided us cost estimates for the many upgrades and repairs a restoration and renovation of a structure of this size would demand. Quotes for associated costs were collected from, among others:

- Michael and Son Services (electrical, concrete & brickwork quote)
- Michael and Son Services (Sewer & Water installation estimate)
- John E. Barry Plumbing & Heating (Sewer & Water installation estimate)

- Pedro Romero, Pedro Services & Restoration (multiple aspects of the project)
- George Olsen, Re/Max Allegiance Realtor (researched like properties)
- Shane Hannegan, Hannegan Construction LLC (provided feedback on all aspects of renovation and reviewed the attached spreadsheet to assess costs)
- Ahern Rentals (large equipment, dumpster and trash hauling services, other)

The attached spreadsheet resulted from these conversations and was later reviewed, updated, and amended on November 15, 2014 by Leigh R. Mailloux of LR Mailloux Construction (DC License #69010485). Mr. Mailloux is a recognized builder on Capitol Hill who is extremely familiar with the costs of construction in the area.

After our purchase of the building in mid April of 2013, we worked with demian\wilbur\architects to design a structure for the city's consideration that would enable our family to use a substantial portion of the property. In addition to providing our family with several benefits, we also sought to improve the alley and maintain the historic elements of this old building.

Of course, it is critical that the resulting plan and use of the structure is economically feasible for our family. For this reason, and after careful consideration of the costs involved in a restoration of the property, our final plan included a rental unit so we might 1) use part of the resulting building and 2) recoup some of the substantial renovation costs over time.

Our requested design of a two-story/two-apartment residential building (Option #3-A on the attached spreadsheet) benefits our family directly by:

- Greatly expanding (just steps from our back gate) the usable living space for our family of five to include play, study and rehearsal space for our children,
- Providing much-needed guest quarters for visiting grandparents and relatives – none of whom reside in the Washington DC metro area and all of whom stay in local hotels during their visits (annual estimated savings to relatives of \$5,000 per year),
- Affording us (both independent contractors) space for uninterrupted phone calls and other 'home office' needs,
- And providing a readily available and close-by **ground floor** location where elderly parents could reside in their later years.¹

None of the benefits of using the building as planned are available to us if we are unable to secure a "use variance" from the current zoning laws. Clearly, it is possible for us to renovate and "flip" this property or rent it as a single-family home – but this was never our intention and doing so does not enable us to actually use the building we purchased in any way. As detailed, the substantial cost to restore and renovate the existing historic structure as a two-story single-family dwelling cannot be reasonably recouped either as a rental property or for sale.

¹ According to AssistedLivingFacilities.org, the cost of a single occupancy room in a nursing home is currently \$6,753 per month – or more than \$81,000 per year (national average). These potential

Being forced to recoup our already substantial costs by renting out the entire property – or selling the final structure - would be a major financial and quality of life setback to our family. While all the benefits we stand to receive from executing our plan cannot be monetized, we do hope the detailed chart aids your appreciation of the hardship that would result if we were not able to implement our planned 2-flat structure.

EXPLANATION OF RETURN ON INVESTMENT

The attached spreadsheet shows the costs associated with renovating the structure and details the possible income and ROI of several possible uses. They also show the capitalization method of valuation for various options.

The “Summary of Findings” section of the financials clearly demonstrate that the only proposal able to recoup our costs within a 14-year timeline (or within the window of a 15 year loan) is the plan we proposed to the Board of Zoning Adjustment. The financial benefits we gain from using the lower level of the proposed building - an estimated annual value of \$28,000 in perpetuity – **is only available to us if we continue to use the building’s lower story** (Option #3A). Also, taking into account added secondary benefits, such as providing guest quarters to relatives, rapidly reduces this break-even timeline, as Option #3-B clearly shows. Finally, the capitalization costs for each option show that only the 2-flat option is able to yield a positive value.

The high costs associated with other options would demand that we sell or fully rent the structure, prohibiting our family from being able to use the structure for our own purposes. Also, no other option enables us to reasonably recoup the costs of renovation as quickly as our preferred 2-flat proposal.

- Repairing the building, even minimally, for use as a parking and storage facility would cost more than \$255,000. As noted on the attached spreadsheet, recouping those costs through rental of parking and storage spaces would take a laughable 142 years.
- Upgrading the structure to make it habitable and building a one-story artist studio would also represent a hardship. Not only would this proposal prohibit our family from using the building, but we would not see a return on our investment for more than 24 years. This timeframe assumes, however unlikely, that the building is never without a paying tenant during that time. The unpredictable and limited nature of an artist studio rental, and the negative return on our investment, makes this option a completely unattractive venture.
- Building a 2-story single-family home at the site would be exceedingly expensive and would provide our family far more space than we could use or afford in its entirety. Without the requested **use variances**, we cannot **use** the building at all. Instead, we would likely need to sell or rent the entire structure upon the

completion of construction – negating this valuable family investment and all of its possible short and **long-term benefits**.

We hope to gain the city's approval to revitalize this severely deteriorated building into a 2 flat residence with one apartment located on each of the new building's two floors. The space used for the project would be equal to that of a single-family home and would be similar in scale to the existing three alley buildings.

Also, because the proposal before you also reduces the total number of bedrooms, likely, that would be found in a single family home of the same size, we are not significantly increasing the long term density of the alley.

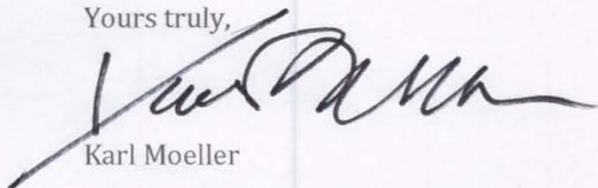
And finally, a vote by the BZA to deny any of the additional variances identified by the Office of Planning in the week before our October hearing (adding parking, providing a rear yard, and meeting lot occupancy rates of 60%) would be extremely detrimental to our overall project. These were not raised in any of our many meetings, emails, phone calls or communications with city officials dating back to our first outreach to OP staff in March, 2013². Unnecessary compliance with each would be inconsistent with the existing historic structure, cause costly architectural and structural revisions to produce a substantially reduced footprint for the second floor, threaten our ability to recoup construction costs, and result in making the space available for rent or use too small to be marketable or ever provide a reasonable return on our investment.

No parking variance is required. The existing structure contributes to the character of the Historic District and is therefore entitled to a waiver of the requirement of one (1) off-street parking space for the proposed new flat. Although the non-residential structure has not been used for parking purposes for at least twenty-four years, if ever, there was never any parking requirement associated with that free-standing use and, therefore, there is no requirement to maintain or provide parking, and any park use can be eliminated as a matter of right.

A second meeting with the city's Zoning Administrator, Mr. Matthew LeGrant, is pending for November 24 where we hope to resolve the conflicting guidance we have received on the necessary zoning relief.

We appreciate your consideration of the points made in this letter. We stand ready to work with you and hope to move this project forward in the near term.

Yours truly,



Karl Moeller



Julie Moeller

² See attached list of meetings with city officials dating from March 2013 through October. Additional meetings continued into November and December that are not yet listed.

SUMMARY OF FINDINGS

	#1 STORAGE	#2 ART STUDIO	#3 2-FLAT (*A)	#3 2-FLAT(*B)	#4 2-STORY SFH
EXPENSE					
Fixed Costs to Date	\$154,800	\$154,800	\$154,800	\$154,800	\$154,800
Interest Payments (4.5% 15 yr. loan)	\$26,400	\$101,800	\$160,219	\$160,219	\$160,219
Cost to Renovate	\$74,400	\$310,680	\$521,900	\$521,900	\$490,040
Total EXPENSE	\$255,600	\$567,280	\$836,919	\$836,919	\$805,059
INCOME					
Gross Scheduled Rental Income (yr.)	\$4,800	\$26,400	\$31,200	\$31,200	\$49,200
Owner Value Gained by Use (yr.)	-\$3,000	-\$3,000	\$28,200	\$28,200	-\$3,000
Value to extended family (yr.)	\$0	\$0	\$0	\$5,000	\$0
Total INCOME (yr.)	\$1,800	\$23,400	\$59,400	\$64,400	\$46,200
Capitalization Method (7%) [Profit (Loss)]	(\$127,029)	(\$190,137)	\$11,652	\$83,081	(\$102,202)
Break Even Point (years)	142.0	24.2	14.1	13.0	17.4

Single Family Home Loss is

#1 Rental for 2 cars and one storage room: \$150 X 2 + 100 = \$400 Mo. (\$4,800 yr.)

Loan Amount \$70,000

#2 Rental of \$2,200 compares: photo studio in Walker Court (\$2,600 mo.) and Art Studios at 317 Const. Av. NE (\$1,220 mo.)

Assumes estimated rental of \$2,200 mo.

Loan Details: \$270,000

#3 Rental: Assumes 2nd Story, 2 BR apartment at \$2,600 per month (Equal to rate paid at 1114 E St. SE)

Owner Value calculation is **negative** \$3,000 yr. (tax and WASA fees) plus comparable rental value \$2600 per mo.

Loan Details: \$425,000

#4 Rental: Assumes complete building rental of single family home for \$4100 mo. (1114 E St. SE is \$4,100 mo.)

Loan Details: \$425,000

NOTES:

Loans assume 4.5% interest rate on 15-year loan

Moeller family's **investment of time not calculated into costs**: worked on city approval beginning March of 2013 - ongoing.

Rental income assumes a best case scenario of 100% occupancy.

BUILDING COSTS reviewed by Leigh R. Mailloux, LR Mailloux Construction: DC License #69010485

Also Consulted: George Olsen, Re/Max Allegiance Realtor; Shane Hannegan of Hannegan Construction LLC, and more.

ROI FOR RENOVATION OF 429 12TH STREET REAR 4 OPTIONS

Presentation to Washington DC Board of Zoning Adjustment

FIXED COSTS FOR ALL 4 OPTIONS

Purchase Price	\$117,500
Purchase Costs	\$3,300
Costs to Submit Proposal to City (To Date)	
Reproductions: ANC/BZA/HPRB	\$2,000
BZA Variance Fee	\$2,000
Legal Fees (as of 11/2014)	\$15,000
Architect Fees (as of 11/2014)	\$15,000
TOTAL	\$154,800

ITEMIZED COST ESTIMATES FOR 4 OPTIONS

#1 STORAGE (Minimal Construction)

Repoint brick (outside)	\$10,000
Replace N. Brick Wall	\$12,000
Upgrade S. (wood) Wall	\$5,000
Replace W. (wood) Wall	\$5,000
Repair roof	\$10,000
3 storage doors	\$3,400
Replace 4 windows, add bars	\$3,000
Add Main Breaker Panel	\$2,000
Add Light & elec. doors	\$8,000
City Fees & Permits	\$2,000
Dumpster / trash removal	\$4,000
Final Legal fees	\$10,000
Other - tbd	\$0
Subtotal	\$74,400
Final Architectural fees (18%)	tbd
#1 Total	\$74,400

#2 - ART STUDIO (Upgrade for habitation)

Replace slabs, add vapor barrier	\$10,000
Repoint All Brick (in & outside)	\$16,000
Add footings and repair N. Wall	\$15,000
Upgrade walls (2X6 & insulated)	\$40,000
Replace Roof & Insulate	\$55,000
Doors (2) Windows (8)	\$8,000
Add Bathroom	\$20,000
Bring Water and Sewer to Buildi	\$25,000
Internal Plumbing	\$20,000
Add Main Breaker Panel	\$2,000
Internal Lighting & Electric	\$20,000
HV/AC	\$20,000
Dumpster / trash removal	\$10,000
Added Legal fees	\$15,000
Subtotal	\$276,000
Added Architectural Fee (18%)	\$34,680
#2 Total	\$310,680

ROI FOR RENOVATION OF 429 12TH STREET REAR 4 OPTIONS

Presentation to Washington DC Board of Zoning Adjustment

ITEMIZED COST ESTIMATES FOR 4 OPTIONS

#3 - PROPOSED 2 FLAT

Replace slabs, add vapor barrier	\$10,000
Repoint All Brick (in & outside)	\$15,000
Add footings, ALL walls	\$40,000
Upgrade walls (2X6 & insulated)	\$40,000
Remove old roof	\$2,000
Doors & Windows	\$35,000
Add Bathrooms & kitchens (5)	\$70,000
Bring Water and Sewer to Building	\$25,000
Internal Plumbing	\$30,000
Add Main Breaker Panel (2)	\$8,000
Internal Lighting & Electric	\$30,000
HV/AC	\$25,000
Dumpster / trash removal	\$10,000
Added Second Story: Construction	\$80,000
Two unit metering added costs	\$20,000
Added Legal Fees	\$15,000
Subtotal	\$455,000
Final Architectural Fees (18%)	\$66,900
#3 Total	\$521,900

#4 - By Right Use: Single Family Home

Replace slabs, add vapor barrier	\$10,000
Repoint All Brick (in & outside)	\$16,000
Add footings, ALL walls	\$40,000
Upgrade walls (2X6 & insulated)	\$40,000
Remove old roof	\$2,000
Doors & Windows	\$35,000
Add Bathrooms & kitchens (4)	\$70,000
Bring water and Sewer to Building	\$25,000
Internal Plumbing	\$30,000
Add Main Breaker Panel	\$5,000
Internal Lighting & Electric	\$30,000
HV/AC	\$25,000
Dumpster / trash removal	\$10,000
Added Second Story Construction	\$80,000
Close Stair	\$10,000
Subtotal	\$428,000
Final Architectural Fees (18%)	\$62,040
#4 Total	\$490,040

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



APPLICATION TO CERTIFY A HISTORIC BUILDING
FOR D.C. ZONING REGULATIONS OR CONSTRUCTION CODES

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations or the D.C. Construction Code. A photograph of the front of the building is attached.

Address: 429 12th Street, SE (Rear), Washington DC 20003

Square: 992 Lot: 818

PURPOSE OF REQUEST:

- ☒ X Waiver of Additional Off-Street Parking Spaces (DC Zoning Section 2100.5)
- ☒ X Waiver of Additional Off-Street Loading Spaces (DC Zoning Section 2200.5)
- Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (DC Zoning Section 203.8)
- Non-Mandatory Compliance with Code Provisions (DC Construction Code)
- Alternative Compliance Provisions for Historic Buildings (DC Construction Code)

Karl and Julie Moeller 202 489 5845
Applicant Telephone

426 11th Street, SE Washington, DC 20003
Address

[Signature] June 1, 2014
Signature Date

HISTORIC PRESERVATION OFFICE USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites. *This certification does not constitute an interpretation of zoning or building codes and does not entitle the applicant to any relief not authorized by zoning or building code officials pursuant to the applicable codes.*

[Signature] 6/17/14
State Historic Preservation Officer Date

Events of 2013	Events of 2013	Events of 2013
March 2	Moeller's meet owner	Mr. Davies (Now living in MD over an hour away) mentions he might like to sell the storage sheds he's owned for 30 years.
Week of March 4	Moeller calls Amanda Molsen (OP)	Initial brainstorming conversation. Molsen later refers Moeller to Frances McMillen who will be assuming new Capitol Hill projects.
March to April	Moeller	Researches similar past cases in Walker Court and on Capitol Hill at http://zmap.dcoz.dc.gov/ . Finds similar variance were granted in Walker Court, even with some opposition. One story garage converted to residence already. One multi unit building already. Studies well-discussed direction of the city with respect to zoning and alley residences, density, etc.
March 12	Frances McMillen (OP)	Phone call about Walker Court property and follow up email sent with photos and questions based on Moeller's research.
March 14	McMillen	Ms. McMillen sends several links to staff reports and similar projects – comments on questions about possible uses, residences, height restrictions around adding another story, etc.
March 21	McMillen	Moeller asks clarifying questions via email. Also asks for a contact at Zoning.
March 22	Steve Callcott and Amanda Molsen	Meets Moeller on another issue. Moeller again discusses building for sale in alley, asks for input before purchase . Asks for a contact at Zoning.
March 22	Molsen	Amanda Molsen introduces Moeller to Matt LeGrant by email: <i>"... Moeller will be requesting a meeting with you to discuss a building that he may be interested in purchasing and renovating. [sic] ...to discuss with you the zoning restrictions ... so that he can move forward accordingly."</i>
March 22	Matt LeGrant Zoning Administrator	LeGrant emailed Moeller he is happy to discuss, asked him to email some more information about Moeller's plans, said Moeller may also want to schedule a Preliminary Design Review Meeting with him for still more information.
March 22 - 25	LeGrant	As requested, Moeller writes LeGrant detailed email about the structure with photos, several ideas for what he hopes to do with the building, and some basic questions about what is possible. Moeller officially Requests PDRM on March 25
April 2	LeGrant	LeGrant responds and suggests a PDRM - providing details on permissible uses, variances and other general information.
April 10	PURCHASE	Moeller's Purchase Walker Court property after considering all the input from the city, reading past cases, codes, etc.
April / May	Moeller	Begins discussing plans with neighbors and gets feedback
June 25	Moeller	Moeller follows up on March request for PDRM meeting
July 2, 2013	PDRM with LeGrant	Moeller has PDRM meeting with Matt LeGrant (no lawyer or architect hired at this time) and discusses all the possible uses for the WC property. LeGrant is favorable and sketches some possible ways to add stairwell access to a roof terrace.

August	Moeller	Demian Wilbur architects hired
September 17	Kathleen Beeton	Moeller, Demian, and Scott Hammar meet with Beeton (DCRA) to discuss plans and find out next steps for determination letter.
September 18	Beeton (DCRA)	Beeton sends sample determination letter for Moeller to use when crafting a draft for LeGrant's consideration.
September 24	Moeller / Demian	Final draft determination letter sent to LeGrant via Kathleen Beeton - Concept architectural design complete
October 11	Demian	Follows up with Beeton by email and phone and asks for input on draft Determination Letter
October 22	Moeller	ibid
November 7	Moeller	ibid
November 15-ish	Demian	Demian sees Beeton in person - follows up and asks for input on draft Determination Letter
November	Moeller	Shows plans of building to neighbors to ultimately collect over 40 signatures of support from Square 992.
Dec 2	Beeton	Beeton writes to say letter will be complete on Dec. 3.
Dec 3	LeGrant	Determination Letter sent by LeGrant
Dec. 4	Moeller	Writes LeGrant to clarify only one application is needed, and that only two variances will be necessary.
Dec. 17	McMillen	McMillen says at meeting that windows should have more "lights." Revised plans sent to McMillen and meeting requested.
Dec. 20	Oldenburg	Moeller emails a PDF of plans to several neighbors and CC's K. Oldenburg, ANC member on the block.
Events of 2014	Events of 2014	Events of 2014
January 17	Mrs. Moeller and Demian	Meet Historic Preservation for thoughts and feedback on plans.
January 23 & 24	Mr. Nero	Moeller visits 441 4 th Street to drop off special exception application and Mr. Nero informs him that LeGrant letter is vague, that he should clarify what variances are needed. Moeller does not submit application.
January 23 & 24	Joel Lawson	Moeller writes Joel Lawson to ask for a meeting so a final determination on variances can be made.
Jan 31	Joel Lawson and Matt LeGrant	Lawson agrees to meet Moeller and Demian, CC's Matt LeGrant in his reply.
Feb 4	Lawson & Paul Goldstein	Moeller and Demian meet Mr. Lawson & review plans. Lawson proposed possible variances that might be needed, and suggested we follow up with LeGrant again to clarify what would be required so project won't have problems getting building permits later.

Feb 4	Lawson	Email's Demian with contacts at other departments
Feb 14	Email to LeGrant & Lawson, CC: Nero, Lawson (OP), McMillen (HP), Paul Goldstein (OP), K. Beeton,	Moeller writes LeGrant asking for clarification given his conversations with Nero and Lawson. Lists 4 possible Variances raised by Lawson and staff: 2507.2, 2507.4, 2507.1, 2101.
Feb 19	Email to Nero, Lawson	Moeller asks advice about getting on city calendar
Feb 20	Email to LeGrant & Lawson,	Follow up request for feedback and clarification CC: Nero, Lawson (OP), McMillen (HP), Paul Goldstein (OP), K. Beeton,
March 10	Email to LeGrant & Lawson,	Mrs. Moeller writes – again, requesting feedback and clarification on variances needed. CC: Nero, Lawson (OP), McMillen (HP), Paul Goldstein (OP), K. Beeton,
March 11 & 13	LeGrant (Reply All) and Demian	Final determination/clarification sent – only two variances needed. OP is included in email discussion.
April	Moeller	Attempts to file application 2 nd time – decides to hire attorney.
Early May	Moeller	Legal Council hired by Moeller to help with final stages of the process.
June	Greenstein DeLorme & Luchs	Support provided to Moeller in final submissions and applications.
June 17	Moeller	OP signs parking waver for building (HP)
June 18	Moeller and Demian	Email to follow up with McMillen to check in with HP's thoughts on the project.
June 19	McMillen	July calendar is full, earliest hearing at this point would be September.
July 14	Moeller	Email to Stephen Engelken, owners of 433, with history of building, offer to show plans, discuss goals, etc. Note followed several in-person conversations.
July 28	Moeller	Email to Ike at 429 12th following up on his offer to put me in touch with owners of 431. No reply received.
Aug 10 & 14	Moeller	Email to and from ANC (scheduling)
Sep 11	Engelken	Email from owner of 433 12 th requesting a meeting to look at plans
Sep 14	Engelken visit to Moeller home	Showed 3D of plans, discussed project, let Mr. Engelken take CD with copy of project to show his wife.
Sep 17	Engelken	Emails follow up questions (Answered by Moeller on the 20 th)
Sep 26	Oldenburg	Moeller responds to request (on Street) for a meeting.
Oct 2	Demian / Engelken	Architect adds additional details to Moeller's responses Mr. Engelken's questions.
Oct 3	Oldenburg	Demian & Moeller's' meet Oldenburg: show plans & ans. Q's

Oct 3	Steve Callcott and Sarah VanLandingham	Moeller, Demian meet with HP to review project and ensure all questions are answered.
Oct 4	Call to C. Fuller	Moeller calls owner of 429 12 th in Pennsylvania, offering to email copy of plans, discuss project after plans are reviewed.
Oct. 5	Email to C. Fuller	As promised, Moeller sends email of plans, offers to discuss project at any time. No response received.
Oct 5	Email to Ike	Asked resident of 429 again for neighbor's contact information - thanked for sister's number. No response received.
Oct 5	Moeller / Engelken	Moeller email to Engelken. Engelken writes with final questions about height and requests that planters be extended to block view of his yard. Redesign completed with request addressed.
Oct 6	CHRS	Moeller and Demian discuss plans with Cap Hill Restoration Soc. Historic Preservation Committee
Oct 7	Beth Purcell email to McMillen, VanLandingham, Oldenburg and Demian architects.	Historic Preservation Committee of Capitol Hill Restoration Society writes in support of project, adding, "a roof deck is a appropriate for a building with 100 percent lot coverage."
Oct 7	ANC	Meeting of ANC historic and zoning subcommittees. No votes taken, ANC requested more information. Owners of 431 attend and ask to meet with Moeller to see plans.
Oct 8	Moeller	Emails Ms. Fuller again, offering to meet and discuss project. No response received.
Oct 9	Moeller and Jenifer family	Moeller meets Jenifer family (owners of 431 12 th St.) and shows them the plans and walks the property with them. They state that they do not oppose the project, a statement they repeat again in public at the Oct 14 ANC meeting. Also , 3 other neighbors attend and voice support for the project.
Oct 9	CHRS zoning meeting	<i>No meeting, moved to November.</i>
Oct 14	Moeller	Email to ANC with update on Moeller's efforts to reach out to and meet with concerned neighbors.
Oct 14	ANC	ANC votes in support of all issues related to Moeller project. Jenifer family attends and says they do not oppose project. Also , 3 other neighbors attend and voice support for the project.
Oct 14	Lawson (and Jesick)	Office of Planning emails their report recommending, raising issues not discussed during prior meetings, during email conversations with the owner, or during the email exchanges where all agreed only two variance were needed.
Oct 20	ANC Letter	Letter in support "believes the project's impact on light, air, and privacy will be negligible."
Oct 21	BZA Hearing	
Oct 23	HPRB Hearing	