

BEFORE THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

Statement of Community Outreach Efforts

This statement of outreach efforts is submitted by Mr. Justin Kitsch and Mrs. Margaret Kitsch, the “Applicants” here and owners of the subject property located at 1330 5th Street NW, Washington DC 20001 (the “Property”). The Applicants seek a variance from the lot coverage (§403.2) requirements in the Zoning Regulations.

The Applicants conducted substantial outreach efforts to neighbors, their local ANC, and their tenants. These efforts included sharing electronic and hard copies of the plans with neighbors, conducting personal meetings, and hiring an architect to interact with Office of Planning. All of the outreach was conducted at the earliest practical time, and at least 14 days before the scheduled hearing.

I. ANC OUTREACH

The applicants reached out to their local ANC representative, Frank Wiggins, sharing plans, inviting him over to the property to see the proposed deck, and answered a series of questions from Commissioner Wiggins regarding the quality of the structure, how frequently it will be used, and if the neighbors’ property will be impacted. Following the review of the plans, and the satisfactory answers provided, Commissioner Wiggins wrote a letter in support of the applicants’ proposal.

The applicants and their architect then went before ANC6E’s Zoning and Planning Committee to present the proposal. The Zoning and Planning Committee unanimously approved the applicants’ proposal.

On November 6, 2014, the applicants, along with their architect, also presented their proposal before the full ANC6E Commission. The ANC also unanimously approved their proposal.

II. NEIGHBOR OUTREACH

The support of the neighbors is of utmost concern to the applicants, and as such, they spent a great deal of time in getting the support of neighbors.

The applicants have tenants in their property at 1330 5th St NW. The tenants were provided with copies of the plans, and the applicants offered to answer any questions the tenants may have. The tenants voiced their support for the proposal and wrote a letter in support.

The adjacent property owner at 1332 5th Street NW also was provided with copies of the plans, and the applicants offered to answer any questions that the property owner may have. The owner of 1332 5th St NW endorsed the proposal and wrote a letter in support.

The tenants also reached out to the Director of Property Management for the United House of Prayer for All People, which owns the adjacent property at 1328 5th St, as well as the majority of property in the radius of nearby neighbors. The Director of Property Management also happens to be the applicants' local ANC Commissioner. As previously stated, the applicants hosted Mr. Wiggins in their home, answered a series of questions, and gained a letter in support of their proposal.