

DC Board of Zoning Adjustment

RE: BZA Case #18888; Appeal of the Building Permit # 1309151

January 13, 2015

STANDING EXHIBITS

(entered into the BZA record by hand at the Jan. 13 hearing)

Code of the District of Columbia (Unofficial)

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Publication Information

Published On

Tuesday, August 12, 2014 at 12 00 am

Last Codified Act

approximately D C Act 20-107

(effective September 29, 2014)

§ 29-1102. Definitions.

For the purposes of this chapter, the term

(1) "Established practices" means the practices used by an unincorporated nonprofit association without material change during the most recent 5 years of its existence or, if it has existed for less than 5 years, during its entire existence

(2) "Governing principles" means the agreements, whether oral, in a record, or implied from its established practices, that govern the purpose or operation of an unincorporated nonprofit association and the rights and obligations of its members and managers. The term "governing principles" shall include any amendment or restatement of the agreements constituting the governing principles

(3) "Manager" means a person that is responsible, alone or in concert with others, for the management of an unincorporated nonprofit association

(4) "Member" means a person that, under the governing principles, may participate in the selection of persons authorized to manage the affairs of the unincorporated nonprofit association or in the development of the policies and activities of the association

(5) "Unincorporated nonprofit association" means an unincorporated organization, consisting of 2 or more members joined under an agreement that is oral, in a record, or implied from conduct, for one or more common, nonprofit purposes. The term "unincorporated nonprofit association" shall not include

(A) A trust,

(B) A marriage, domestic partnership, common law domestic relationship, civil union, or other domestic living arrangement,

(C) An organization formed under any other statute that governs the organization and operation of unincorporated associations,

(D) A joint tenancy, tenancy in common, or tenancy by the entireties even if the co-owners share use of the property for a nonprofit purpose, or

(E) A relationship under an agreement in a record that expressly provides that the relationship between the parties does not create an unincorporated nonprofit association

History

(July 2, 2011, D C Law 18-378, § 2, 58 DCR 1720)

Legislative History of Law 18-378

For history of Law 18-378, see notes under § 29-101.01

Editor's Notes

Uniform Law This section is based on § 2 of the Uniform Unincorporated Nonprofit Association Act (2008 Act)

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AdMo Reasonable <admo4rd@gmail.com>

BZA Case #18888

2 messages

Phyllis Bennis <pbennis@ips-dc.org>
To: AdMo Reasonable <admo4rd@gmail.com>

Mon, Jan 12, 2015 at 3:09 PM

I, Phyllis Bennis, attest to electronically signing the attached document, "pbennis_auth doc" dated January 11, 2015.

Please feel free to ontact me with any questions,
Thank you.

Phyllis Bennis
202-309-1377

Phyllis Bennis
Director, New Internationalism Project
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pbennis_auth.doc

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AdMo Reasonable <admo4rd@gmail.com>
To: Phyllis Bennis <pbennis@ips-dc.org>

Mon, Jan 12, 2015 at 4.30 PM

Phyllis Bennis
1736 Columbia Road NW Apt #409
Washington, DC 20009

January 11, 2015

Re: BZA Case #18888

I am concerned about the project located at 1700 Columbia Road, as this subject site is only feet from my property and windows.

Participating through Adams Morgan for Reasonable Development, I authorize Chris Otten, former ANC Commissioner and co-convener of AMFRD, to be my agent at BZA Hearing #18888 and represent my concerns before the BZA.

Regards,
s/n/ Phyllis Bennis

PERSONAL AFFIDAVIT

I, Phyllis Bennis, am a member and resident of the Beverly Court Cooperative which is adjacent to the project under construction at 1700 Columbia Road. I seek redress of my grievances with the construction at 1700 Columbia Road by and through Adams Morgan for Reasonable Development at any forum to ensure the City officials are making sure the construction of this project meets the bare minimum requirements safeguarding neighbors like me and my family.

I understand the latest plans which were only recently shared with Adams Morgan for Reasonable Development show subterranean garage intake and exhaust vents situated nearby adjacent properties, including mine. Further, I understand plans show what are depicted as several heat pumps also located along the rear yard line immediately adjacent to the surrounding residences, as well as a large oil generator situated near the rear of the proposed building. Despite the proximity of these mechanical structures, it is my understanding that no noise or pollution studies have been conducted, or if they were, they are not found in the DCRA records for this project.

I also understand the latest plans do not show a singular rooftop enclosure but instead depict a rooftop crowned with many individual enclosed rooftop stairwell structures which lead to private patios that come right to the edge of the top story which appears will affect typical neighborly concerns: rooftop noise, density, neighbor-privacy, and also fire safety. I am seeking study of the adverse impacts this type of proposed rooftop construction will impose on neighbors like me.

I am also highly concerned that other participants in Adams Morgan for Reasonable Development cannot find on the DCRA record any written emergency access plan for fire safety and any other emergencies. Given the already limited areas of access around our properties, an emergency safety evacuation plan developed cooperatively must be a priority, and is a neighborly thing to do.

I have been lived in my building for 18 years and want to see this project safely integrate into our community, and one which is following DC's laws to protect our health, privacy, and safety. I join with AMFRD in seeking remedy on these matters before any jurisprudence as necessary.

I attest that I am over the age of 18 and that the above statements are true to the best of my knowledge under penalty of perjury. And

As signed by:

Phyllis Bennis
signature

27 Oct 2014

date

Phyllis Bennis
print name

1736 Columbia Rd NW #2409 DC 20009
(address, city, state, zip)

202-667-1650 phennis@
phone/email
IPS dc city

Nancy Shia
1736 Columbia Road NW Apt #
Washington, DC 20009

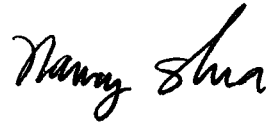
January 8, 2015

Re. BZA Case #18888

I am concerned about the project located at 1700 Columbia Road, as this subject site is only ^{a few} feet from my property and windows.

Participating through Adams Morgan for Reasonable Development, I authorize Chris Otten, former ANC Commissioner and co-convener of AMFRD, to be my agent at BZA Hearing #18888 to and represent my concerns before the BZA

Regards,

A handwritten signature in cursive script that reads "Nancy Shia".

Nancy Shia

Conferences
Social Events



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Wedding Events

FREELANCE PHOTOGRAPHER

1750 Columbia Road, N.W.
Washington, D.C. 20009
(202) 234-9383

October 27, 2014

From: Nancy Shia

Re: Exhaust Vent for Garage
at 1700 Columbia Road NW

I am still concerned that the exhaust vent for 1700 Columbia Rd will be placed at or near the ground level spewing toxic fumes into the backyard of my building and directly into my first floor apartment.

Please be sure that this vent meets the safety and health standards necessary to prevent toxic fumes from entering my living space.
Thank you. Nancy Shia