

February 27, 2015

Clifford Moy
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

Reference: BZA #18937, 1401 South Carolina Ave SE

Dear Mr Clifford Moy

Dear Mr. Moy, I would like to bring to your attention my concerns related to the above rezoning. I am the owner-occupant of 1403 South Carolina Ave SE that is adjacent to the property. My concerns pertain to issues related to the plans/design for garbage collection, placement of the porch for the new structure, construction debris and safety and plans for parking. These concerns have been discussed with the Applicant and also the ANC 6B (as outlined in the attached letter submitted to IZIS for the zoning committee). Although the Applicant has been open to addressing some of the issues I still have some concerns that the plans are executed in a way that does not adversely impact on safety, neighboring properties and the general surroundings.

The attached letter submitted to the Zoning Committee through IZIS summarizes the main issues.

Thanks in advance for your consideration.

Sincerely,



Kene Ezemenari
1403 South Carolina Ave SE
Washington, DC
20003

February 27, 2015

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Reference: Case #18937 Board of Zoning Adjustment

Dear Mr. Jordan and Members of the Board:

I am the owner-occupant of 1403 South Carolina Ave SE that is adjacent to the property being considered for rezoning -1401 South Carolina Ave SE. While I acknowledge the potential benefit of the proposed rezoning, I do have concerns regarding how it is executed and that it is done in a way that does not adversely impact safety, neighboring properties and the general surroundings. I have expressed my concerns to the Applicant (David McCurdy) and ANC 6B Zoning Committee. The Applicant has been open to addressing some of my concerns and Commissioner Chander has committed to monitor the situation closely. However, there are still several issues that are of concern to me:

- (1) **Garbage collection.** With the narrowness of the alleyway (just 9'7" with a brick wall and fence on either side) that passes right back of my property into the proposed new structure, garbage trucks will not be able to get through. As a result, I am concerned that trashcans will be left in the alleyway, thereby blocking access to my garage. Already, trashcans have a tendency to pile up at the opening to the alleyway and during removal there is often some spillage of refuse. It will likely be worse with two new owners that will make it a total of 4 other trashcans from the condo, (at least two garbage and two recycle). I'm also concerned about proposed placement of the trashcans right by my garage, with the possibility of the cans banging against my garage or rolling into the alleyway, or of (improperly placed) refuse being littered by the front of my garage in the alleyway. I would request that there be careful thought and a redesign of the proposed placement of the trashcans to also take into account how the owners will maneuver them in and out so that they do not block my driveway particularly given the narrowness of the alleyway. This would minimize the potential for increased deposit of garbage in the alley (littering was a particular issue with the previous owner of the property). Now that the property is being converted into a condo, it would seem that congestion in the alleyway during trash removal could be minimized (and it would also seem easier logistically for the future owners of the condo) to have their garbage collection taken out on the 14th Street side
- (2) **Design of the new Porch.** We have also discussed the placement of the porch given my gas line, tree on my property and a basement window on the side of my house. The Applicant has reassured me that the porch will be moved back sufficiently to ensure it does not affect the gas

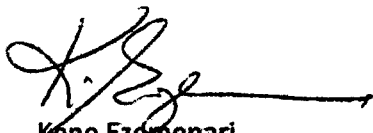
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line and the tree on my property and that it allows some light for the basement window. We had discussed it being moved back 2'-4" from the property line. The Applicant has stated that he will work to accommodate my concern on this issue.

- (3) **Construction debris/dust and safety.** I'm concerned about the construction debris falling on my deck given that my property line and deck is right up against the wall of the proposed new condos. The construction will limit my use of my deck because of safety concerns. I am requesting that measures be taken to ensure safety and that something is in place to catch the debris and to have any debris cleaned up daily as applicable. I'm also concerned about dust and noise during the demolition of the current front porch and stairs. I would request that it be done during hours that are most considerate in terms of noise levels. The Applicant and I have discussed signing a letter/ agreement to safeguard my property (based on inspection and before/after pictures). Following on that, any damages caused by the construction would be the Applicant's responsibility. The Applicant has mentioned that he would need access to my property to remove the hanging vines from the side of his building and he has offered to paint the wall once the vines are removed. In that regard I would be provided a temporary construction easement agreement letter seeking my permission to access my property to remove the vines and paint the wall during a specified period of time (to be agreed) including the time of day that the work would take place. This agreement would further spell out the Applicant's responsibility to protect my property including the garage, deck, tree, evergreen shrubs and plants on my property. Finally, he has also agreed to provide the name, license and insurance of the contractor who will be overseeing the renovation once he/she is contracted.
- (4) **Narrowness of the alley and possible obstruction of my garage.** I'm also concerned that enough space be planned for the parking space to enable a car to maneuver while parking in the planned space for the condo and also to prevent any obstruction to entering my garage or any damage to my property (specifically, my fence along the alleyway and my garage). The alleyway as noted above is just 9'7" wide. There is barely room for a compact car to drive in and back out.

Thank you for your kind consideration.

Sincerely,



Kene Ezemenari
1403 South Carolina Ave SE
Washington DC, 20003