



Michael Cushman <michael.cushman@gmail.com>

Building permit and Zoning Review - B1406901

Michael Cushman <michael.cushman@gmail.com>

Thu, Jun 12, 2014 at 10:03 AM

To: kathleen.beeton@dc.gov

Dear Ms. Beeton,

I am a neighbor to an alley lot which contains parking garages built in 1921 and open space. I do not wish to have a parking lot on the open space which faces my back yard. The parking garages are a grandfathered use. I believe that the use of the open space for parking would require a special exception for a "parking lot on an alley lot" as this is not a grandfathered use.

A building permit was issued 5/16/2014 and construction has begun on the alley lot. I am attaching the building permit to this email. The building permit has errors and omissions.

Last week I visited DCRA to gather information on the owners plans. I got a copy of the building permit, **noticed errors and sought further information from the Zoning Administration office**. I sent email to the zoning technician asking for information and clarification and any notes that she might have taken prior to approving the building permit. I have since spoken with Xoan Mac, the Zoning Technician who approved the permit to seek clarification of the details. She was quite defensive and non-responsive and basically replied with the description of work before declaring that the next step would be to speak with Richard Nero. I have spoken with Mr. Nero and he suggested that I contact you.

A building permit has been issued for the wrong lot and neither the current nor proposed use has been specified. This makes it impossible to determine what the ZA's office has decided is an appropriate use of the open space.

The permit identifies the only structure on the lot as "accessory garages" rather than "parking garages on an alley lot". This appears to be an error since these garages are not accessory to any dwellings, but instead, are the primary (only) structures on a stand-alone lot and are not used by any neighboring residences.

The repairs to replace the fence is not an issue. However, if the proposed new use of the newly fenced area is for parking spaces / a parking lot this would be a problem which could be the basis of an appeal.

Can you provide any guidance on next steps?

I can be reached via email or by phone at 202 460 9905.

Regards,
Michael Cushman

**Building Permit May 16 2014.pdf**

1079K

Board of Zoning Adjustment
District of Columbia
CASE NO.19047
EXHIBIT NO.2