

From. O OLOWOFOYEKU, TEL. 202 651 1220

As a home owner on Ontario place, and the first person on this street to speak to Chris Bogdan on the first day he came to our street after purchasing the two properties 1828 & 1835 Ontario place, He told me that he was aware that the neighborhood had requested a rezoning down from R5b to R4 and that he was an experienced builder and would build to the new Zoning Code of R4.

Imagine my shock when we discovered that he had applied for a building permit to build a Pop Up 2 Stories higher than every other property on this side of our street after buying a house at 40% discount off the going price. Charles Bogdan proved to be dishonest. He is now attempting to take advantage of all the grey areas of the law and code to get an illegal 4 Unit building built on the street, while the DCRA officers turn a blind eye to his violations of the code and all the earlier illegal building activities he had undertaken without building permit.

The neighbors ended up getting stop and desist orders against Bogdan Builders at great legal cost to them, while he carried out illegal underpinning work below their homes without a building permit.

Now he is once again requesting to violate the building code by shaving off 4 1/2 inches off both adjoining 100 year old property walls which the DC Code & Regulations forbid so as to meet the parking regulations for his building.

Please note that this very vital important fact only came to light during the last appeal meeting.

The fact is this building lot is not wide enough to accommodate 4 Units, for this particular reason many builders who wished to do similar developments have been unable to do so on Ontario place. I do not think that the codes and laws should be changed or violated for the benefit of one builder to the detriment of homeowners on Ontario place.

We the majority of home owners of Ontario place NW and residents of Lanier Heights oppose the granting of any building permit to Bogdan builders to build 4 Units at 1878 Ontario place.

Additionally the builder did not provide the detailed drawings with measurements under which his building permit was granted especially the second permit B 1601746 which had many major errors in it and should actually be with drawn.

As the builder has not provided all the necessary information, we are requesting that
1, additional information be provided including detailed plans with exact measurements of all proposed areas

2, We are additionally challenging the basis of the height of the proposed building. We have noticed a lot of excavation work

in front of 1828, and know now that the building height must be taken from basement level or street level, as they will be digging far below the front level with neighboring properties which I believe they are currently using to calculate their building's height

3. The builder must measure his 50 feet from his basement level which reduces the final height of the proposed building.

4. Additionally all calculations of floor space must be provided in detail for all residential areas, to ensure they do not violate the 1.8 square footage ratio with the lot area.

As stated here the BZA Committee should be aware that the same information we are requesting, they will also need to make an informed decision in this case

Many Thanks

O. OLOWOFOYEKU