

----- Forwarded message -----

From: **George Keys** <gkeys@jordankeys.com>

Date: Wed, Mar 11, 2015 at 3:01 PM

Subject: FW: 1828 Ontario Place NW - B1500512, B1412288

To: Mike Rafferty <michaelgrafferty@gmail.com>, Stacie Desai <staciedesai@yahoo.com>

FYI.

George R. Keys, Jr.

Jordan & Keys PLLC

910 17th Street NW - Suite 317

Washington, D.C. 20006

[\(202\) 483-8300](tel:(202)483-8300)

[\(202\) 328 -6153](tel:(202)328-6153) fax

From: George Keys

Sent: Wednesday, March 11, 2015 5:51 PM

To: 'LeGrant, Matt (DCRA)'

Subject: 1828 Ontario Place NW - B1500512, B1412288

Mr. LeGrant: I was very glad to have had the chance on Monday, March 9, 2015 to discuss this property with you and to learn that you were unconvinced by the developer's claims. In the above-referenced building permit applications, the developer is claiming two historic parking spaces at the rear of Lot 438 in order to support a four-unit new construction in the R-5-B zone. I had previously communicated with Shawn Gibbs and Kathleen Beeton, who are conducting the zoning review of this project, and provided them with the surveyor's plat (Subdivision Book 52, Page 14) showing that Lot 438 is only 16.68 feet wide at the public alley. This dimension is too small to support two required parking spaces which must be nine feet in width. I also provided them with a Google Earth photograph showing the now demolished garage at the rear of Lot 438, which is patently suitable for only one vehicle. If the developer maintains otherwise, it is a misrepresentation. The neighbors on either side of lot 438 can provide affidavits attesting to the single parking space on Lot 438. Copies of the exhibits are attached for your information and reference.

I am available at your convenience to discuss this further or to provide any additional information you may require.

Confidential - Internal Distribution

Board of Zoning Adjustment
District of Columbia
CASE NO.19081
EXHIBIT NO.9

George R. Keys, Jr.

Jordan & Keys PLLC

910 17th Street NW - Suite 317

Washington, D.C. 20006

[\(202\) 483-8300](tel:(202)483-8300)

[\(202\) 328 -6153](tel:(202)328-6153) fax