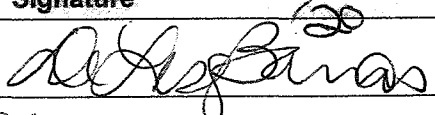
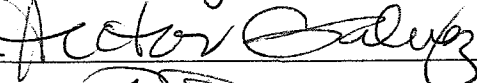
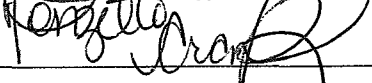


**Petition to Oppose BZA Case 19173 Special Exception –
Conversion of Single Family Semi-Detached Dwelling into 3 Unit Apartment.**

Petition summary and background	Granting special exception in this case will not be in harmony with existing attached dwelling. It will adversely impact the abutting neighbor and the community in general. Not limited to traffic, noise on our quaint small street The conversion and any associated additions as viewed from the street, alley and other public ways will be intrusive to the character and scale and pattern of houses along the subject street. The mansard roofing is much higher than height of neighboring row homes. The Abutting neighbor will be sandwiched between two large structures. The features of the proposed building are not in character with other features of adjacent nearby properties in character of block. Footprint of building exceeds alignment of existing row-house dwellings. The Rear of projects set back further than existing units- Not in alignment with what exist. PLEASE NOTE: Property owner threaten if special exception is not given they will build by right at 40 ft. The property has been a single family house since built. Building 3 adjoining row houses by far will be intrusive by right. For the developer to impose threat by use of DC codes does not show true willingness to work with community.
Action petitioned for	We, the undersigned, are concerned registered voting citizens who urge our leaders to act now to oppose special exception of 3 unit apartment

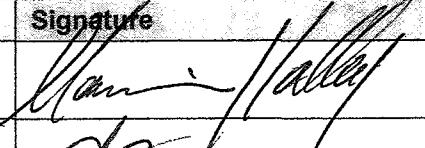
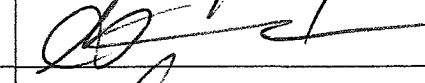
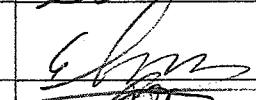
Printed Name	Signature	Address	Comment	Date
1. Mary E. Purnell	<i>Mary E. Purnell</i>	1242 Holbrook Terr NE Washington DC 20002	202-399-6898	4-15-16
2. FABIO Melo	<i>FABIO Melo</i>	1242 HOLBROOK TERRACE #2 WASHINGTON DC 20002		04/15/16
3. Jordan Faust	<i>J Faust</i>	1242 Holbrook Terr WASH, DC 20002		4/15/16
4. CAROLYN HARDY	<i>Carolyn Hardy</i>	1250 Holbrook Terr. NE		4/15/16
5. SHARPTA WARE	<i>Shanita Ware</i>	1250 Holbrook Terr. NE		4/15/16
6. William Ware	<i>William Ware</i>	1250 Holbrook Terr NE		4-15-16

Printed Name	Signature	Address	Comment	Date
7. Delisa Barrons		1240 Holbrook Ter NE #104 Wash DC 20002		4/16/16
8. Hector Galvez		1240 Holbrook Ter NE #102		4/16/16
9. Pedro Dubon		1240 Holbrook Ter NE #203		4/16/16
10. C. Tibbs		1240 Holbrook Ter NE		4-16/16
11. Darvello Crank		1215 Holbrook Ter NE #1		4-16/16
12. Felicia Gray		1262 Holbrook Ter NE Washington DC		4/16/16
13. Arnette Woodcock		1267 Holbrook Terrace NE WDC 20002		4/18/16
14.				
15.				
16.				
17.				
18.				
19.				
20.				
21.				
22.				

**Petition to Oppose BZA Case 19173 Special Exception –
Conversion of Single Family Semi-Detached Dwelling into 3 Unit Apartment.**

Petition summary and background	Granting special exception in this case will not be in harmony with existing attached dwelling. It will adversely impact the abutting neighbor and the community in general. Not limited to traffic, noise on our quaint small street The conversion and any associated additions as viewed from the street, alley and other public ways will be intrusive to the character and scale and pattern of houses along the subject street. The mansard roofing is much higher than height of neighboring row homes. The Abutting neighbor will be sandwiched between two large structures. The features of the proposed building are not in character with other features of adjacent nearby properties in character of block. Footprint of building exceeds alignment of existing row-house dwellings. The Rear of projects set back further than existing units- Not in alignment with what exist. PLEASE NOTE: Property owner threaten if special exception is not given they will build by right at 40 ft. The property has been a single family house since built. Building 3 adjoining row houses by far will be intrusive by right. For the developer to impose threat by use of DC codes does not show true willingness to work with community.
Action petitioned for	We, the undersigned, are concerned registered voting citizens who urge our leaders to act now to oppose special exception of 3 unit apartment

MARVIN TALLER @ 91400-204

Printed Name	Signature	Address	Comment	Date
1. MARVIN T. TALLER		1240 Holbrook Terr NE #204		4/15/16
2. GREG A. ANHART		1230 Holbrook		4/15/16
3. Elogio Lazaro		1230 Holbrook NE #202		4/15/16
4. Liliana Campos		1240 Holbrook Terr NE #602	Johanna M. C. 3005@gmail.com	4/15/16
5. Leila Smith	LEILA SMITH	1286 Holbrook Terr NE		4/15/16
6. Margaret Miles	MARGARET MILES	1285 Holbrook Terr NE		4-15-16

Printed Name	Signature	Address	Comment	Date
7. Barbara Bugg-Bay	Barbara Bugg-Bay	1273 Holbrook Terr NE	202 398-1841	4-15-16
8. Vincent Bugg	V. Bugg	1273 Holbrook terr.	202 374-1652	4-15-16
9. Diquinni Daniels Sr	D. Daniels Sr.	1602 TRINIDAD Ave	396-7432 202-	4-15-16
10. [Signature]	[Signature]	1604 TRINIDAD Ave		
11. Lillian Martin	Lillian Martin	1606 TRINIDAD Ave NE		4-15-16
12. DONNA TOLSON	Donna Tolson	1612 TRINIDAD Ave NE		4/15/16
13. Amy M. Kelvin	Amy M. Kelvin	1624 Tr. nidad Ave NE		4/15/16
14. Margaret Maddox	Bobby D. Maddox	1627 Trinidad Ave NE		4/15/16
15. JENETT M WORKMAN	Jerett M Workman	1634 Trinidad Ave NE		4/15/16
16. JAMES WALLACE	James D. Wallace	1298 Holbrook Terr. N.E.		4/16/16
17. Craig Robinson	Craig Robinson	1276 Holbrook Terr NE		4/16/16
18. Denise Robinson	Denise Robinson	1276 Holbrook Terr NE		4/16/16
19. Jennifer Lee	Jennifer Lee	1269 Holbrook Terr NE		4/17/16
20. MICHAEL K MATHIS	Michael K Mathis	1272 HOLBROOK TERR. NE		4-17-16
21. Bonnie Mathis	Bonnie Mathis	1272 Holbrook Terr NE	Bonnie M at his 50 @ yahoo.com	4/17/16
22. Jonetta Dumas	Jonetta Dumas	1274 Holbrook Terr NE		4/17/16

Printed Name	Signature	Address	Comment	Date
23. Ethel ROBERTSON	Ethel Robertson	1250 Holbrook Terr.		4/15/16
24. DANA FOSTER	Dana Foster	1250 Holbrook Terr.		4/15/16

1

1

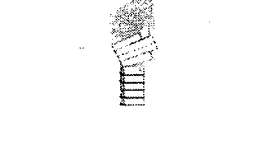
2

3

4

5

15th



August 27th, 2015

TO WHOM IT MAY CONCERN:

Per your conversation with Mrs. Mary E. Purnell who lives at 1262 Holbrook Terrace, N. E., Washington, D. C. 20002, as of above date 8/27/2015, needs all of your verbal commitments for repairs to her house at 1262 Holbrook Terrace, N. E. that you volunteered you would repair while repairing property attached to her house at 1264 Holbrook Terrace, N. E., Washington, D. C. at no cost to Mrs. Mary E. Purnell. Mrs. Mary E. Purnell also needs everything you said you would repair to her house at no cost to her to be documented, your verbal in writing and each procedure of repair itemized as to what it is you actually plan to do to repair her resident at 1262 Holbrook Terrace, N. E., Washington, D. C. 20002.

You also informed Mrs. Mary E. Purnell while repairs are being made at her resident 1262 Holbrook Terrace, N. E. you would provide her with appropriate housing accommodations in 1264 Holbrook Terrace, N. E. to accommodate her living that she not be inconvenienced during the repairs to her house. Mrs. Mary E. Purnell, on above date, also informed you she has absolutely no intentions of selling her house at 1262 Holbrook Terrace, N. E., Washington, D. C. 20002

Respectfully,

Mrs. Mary E. Purnell, Owner
1262 Holbrook Terrace, N. E.
Washington, D. C. 20002
202-399-6898

Owner: _____, Owner
1264 Holbrook Terrace, N. E.
Washington, D. C. 20002

Phone #: _____

	<u>NAME (Print)</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
151					
152					
153					
154					
155					
156					
157					
158					
159					
160					
161					
162					
163					
164					
165					
166					
167					
168					
169					
170					
171					
172					
173					
174					
175					

14 September 2015

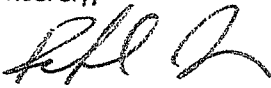
Dear Mrs. Purcell,

Enclosed please find a check for \$250 to pay for our portion of the roof repairs. I hope there will be no more inconvenience to you, but if there are any issues with our house that affect you, please let me know and we will work to resolve it.

In the meantime, you should be receiving a package in mail shortly, which will have our building plan proposal for the 1264 Holbrook Terrace. Please let me know if you have any questions about it. We know that any construction project can affect neighbors and we want to make sure to minimize any inconvenience to you.

As we discussed before, we would love for you to consider living in our renovated house. We can work with you to design a large single level condominium on the ground floor to make the upkeep of a large house a thing of the past. I would not offer this to you if I were not confident we could build something that would meet your needs. If you have any questions about this proposal, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rafael Maryahin', with a stylized flourish at the end.

Rafael Maryahin

ID Properties LLC

443.631.3225

	<u>NAME (Print)</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
'6					
'7					
'8					
'9					
0					
1					
2					
3					
4					
5					
6					
7					
8					
9					
0					
1					
2					
3					
4					
5					
6					
7					
8					
9					
0					

**BOARD OF ZONING ADJUSTMENT
REVISED* PUBLIC HEARING NOTICE**

TUESDAY, APRIL 19, 2016

441 4TH STREET, N.W.

**JERRILY R. KRESS MEMORIAL HEARING ROOM, SUITE 220-SOUTH
WASHINGTON, D.C. 20001**

Case added:	Cases postponed:	Cases Withdrawn:
19205, 19233, 19237, 18983, 19173, 19229, 19148	19195, 19244, 19247, 18511B	19221, 19248, 19199

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

TIME: 9:30 A.M.

WARD FIVE

19246 **Application of Stoddard Baptist Global Care at Washington Center**
ANC-5B **for Aging Services**, pursuant to 11 DCMR § 3104.1, for a special exception from the elderly development center requirements under § 205, to operate an elderly development center for 55 adults and 10 staff in the R-1-B District at premises 2112 Varnum Street, N.E. (Square 4233, Lot 11).

WARD THREE

THIS CASE WAS REMOVED FROM THE EXPEDITED REVIEW CALENDAR OF FEBRUARY 23, 2016 AND SCHEDULED FOR HEARING ON APRIL 5, 2016, THEN POSTPONED TO APRIL 19, 2016:

19205 **Application No. of William Magrath and Susan Shen**, pursuant to 11 DCMR §
ANC 3D 3104.1, for a special exception under § 223, not meeting the rear yard requirements under § 404, to construct a rear deck to an existing one-family dwelling in the R-3 District at premises 1541 44th Street, N.W. (Square 1327, Lot 40).

WARD FOUR

THIS CASE WAS POSTPONED FROM MARCH 29, 2016 TO THE HEARING OF APRIL 19, 2016 AT THE APPLICANT'S REQUEST:

19233 **Application of 824 Varnum LLC**, pursuant to 11 DCMR § 3104.1, for a
ANC-4C special exception from the use requirements under § 336, to convert an existing two-story dwelling into a three-unit apartment house in the R-4 District at premises 824 Varnum Street, N.W. (Square 3024, Lot 50).

BZA PUBLIC HEARING NOTICE
APRIL 19, 2016
PAGE NO. 2

WARD FOUR

THIS CASE WAS POSTPONED FROM APRIL 5, 2016 TO THE HEARING OF APRIL 19, 2016:

19237 **Application of Wacap LLC**, pursuant to 11 DCMR § 3103.2, for a variance
ANC-4C from the off-street parking requirements under § 2101.1, to allow the
 construction of a new four-story residential addition containing four units above
 an existing restaurant in the C-2-A District at premises 3700 14th Street, N.W.
 (Square 2692, Lot 43).

WARD THREE

THIS CASE WAS POSTPONED FROM THE FOLLOWING HEARINGS IN 2015 -
APRIL 21st, JUNE 9th, JULY 21st, SEPTEMBER 22nd, OCTOBER 27th, & DECEMBER 8th
TO JANUARY 26, 2016, THEN CONTINUED TO APRIL 5, 2016, AND POSTPONED TO
APRIL 19, 2016 AT THE APPLICANT'S REQUEST:

18983 **Application of Carrie and Phong Trieu**, as amended, pursuant to 11 DCMR §
ANC-3D 3104.1, for a special exception under § 223, not meeting the lot occupancy
 requirements under § 403, and the nonconforming structure requirements under §
 2001.3, to construct an addition to a detached garage in the R-1-B District at
 premises 5236 Sherrier Place, N.W. (Square 1415, Lot 85).

WARD FIVE

THIS CASE WAS POSTPONED FROM FEBRUARY 9, 2016, MARCH 1, 2016 MARCH
15, 2016, AND APRIL 5, 2016 TO THE HEARING OF APRIL 19, 2016 AT THE
APPLICANT'S REQUEST:

19173 **Application of Equity Trust Company, Custodian FBO**, as amended, pursuant
ANC-5D to 11 DCMR § 3104.1, for a special exception from the conversion to apartment
 house requirements pursuant to § 336, to permit the enlargement of a pre-1958
 residential building into a three-unit ~~an eight-unit~~ apartment house in the R-4
 District at premises 1264 Holbrook Terrace, N.E. (Square 4055, Lot 840).

WARD TWO

THIS CASE WAS CONTINUED FROM MARCH 29, 2016 TO THE APRIL 12, 2016
HEARING, (CONTINUED TO MAY 10, 2016 HEARING THEN RESCHEDULED FROM
MAY 10th TO APRIL 19, 2016 TO ALLOW FOR 2-WEEK POSTING OF THE
PROPERTY):

19229 **Application of FOTP, LLC**, as amended, pursuant to 11 DCMR §§ 3103.2,
ANC-2B 3104.1 and 411.11, for variances from the court requirements under § 776
 and the nonconforming structure requirements under § 2001.3, and a special
 exception from the penthouse setback requirements under §§ 411.18, 771.1, and
 774.2, and the minimum rear yard requirements under § 774.1, to allow an
 addition to accommodate the establishment of a museum and associated offices

BZA PUBLIC HEARING NOTICE
APRIL 19, 2016
PAGE NO. 3

and conference rooms in the C-4 District at premises 1503-1505 Pennsylvania Avenue, N.W. (Square 221, Lot 810).

WARD ONE

THIS CASE WAS CONTINUED FROM THE FOLLOWING PUBLIC HEARING DATES: DECEMBER 23, 2015, FEBRUARY 9, 2016, FEBRUARY 23, 2016, MARCH 29, 2016, AND APRIL 12, 2016, THEN CONTINUED TO APRIL 19, 2016:

19148 **Application of Park View Condominium Ventures LLC**, as amended, pursuant
ANC-1A to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under
 § 403.2, for a 12-unit apartment building in the R-4 District at premises 525 Park
 Road N.W. (Square 3037, Lot 55).

THE FOLLOWING WILL NOT BE HEARD TODAY:

WARD SEVEN

THIS CASE WAS POSTPONED FROM THE HEARINGS OF FEBRUARY 23, 2016 AND APRIL 19, 2016 TO THE HEARING OF MAY 17, 2016 AT THE APPLICANT'S REQUEST:

19195 **Application of Nash Street Investors, LLC**, pursuant to 11 DCMR §§
ANC-7C 3103.2 and 3104.1, for a variance from the off-street parking requirements under
 § 2101, and a special exception from the rooftop structure requirements under §§
 411.11 and 400.7, to expand an existing apartment house in the R-5-A District at
 premises 4924 Nash Street, N.E. (Square 5172, Lot 59).

WARD TWO

THIS CASE HAS BEEN POSTPONED FROM APRIL 19, 2016 TO THE HEARING OF MAY 24, 2016 AT THE APPLICANT'S REQUEST:

19244 **Application of Club Monaco**, pursuant to 11 DCMR § 3104.1, for a special
ANC-2E exception from the roof-mounted mechanical equipment requirements under §
 411.11, to construct new rooftop mechanical equipment in the C-2-A District at
 premises 3295 M Street, N.W. (Square 1206, Lot 38).

WARD SIX

THIS CASE HAS BEEN WITHDRAWN:
(THIS CASE WAS POSTPONED FROM MARCH 22, 2016 TO THE HEARING OF APRIL 19, 2016):

19221 **Application of Aaron Presnall**, pursuant to 11 DCMR § 3103.2, for
ANC-6B variances from the lot occupancy requirements under § 403.2, the non-
 conforming structure requirements under § 2001.3, and the accessory use and
 building requirements under § 2500.3, to permit the construction of a new third-
 story addition to an existing one-family dwelling in the CAP/R-4 District at
 premises 160 North Carolina Avenue, S.E. (Square 734, Lot 800).

BZA PUBLIC HEARING NOTICE
APRIL 19, 2016
PAGE NO. 4

WARD FOUR

THIS CASE HAS BEEN WITHDRAWN:

19248 **Application of 414 Varnum Street Partners LLC**, pursuant to 11 DCMR
ANC-4C § 3104.1, for a special exception from the use requirements under § 336, to
convert and expand an existing three-story, one-family dwelling into a three-unit
apartment house in the R-4 District at premises 414 Varnum Street, N.W.
(Square 3243, Lot 58).

WARD SIX

THIS CASE HAS BEEN WITHDRAWN:

(THIS CASE WAS POSTPONED FROM MARCH 8, 2016 TO THE HEARING OF
APRIL 19, 2016 AT THE APPLICANT'S REQUEST):

19199 **Application of Thomas and Whitney Paxson**, pursuant to 11 DCMR §
ANC-6A 3104.1, for a special exception under § 223, not meeting the lot occupancy
requirements under § 403.2, the open court requirements under § 406, and the
nonconforming structure requirements under § 2001.3, to construct a third-story
addition to an existing one-family dwelling in the R-4 District at premises 619
Elliott Street, N.E. (Square 1028, Lot 131).

WARD ONE

THIS CASE WAS POSTPONED FROM APRIL 19 TO THE HEARING OF MAY 24, 2016
AT THE APPLICANT'S REQUEST:

19247 **Application of Karen Tramontano**, pursuant to 11 DCMR § 3103.2, for
ANC-1B variances from the lot occupancy requirements under § 403.2, the rear yard
requirements under § 404.1, and the construction of more than one structure on
one record lot requirements under § 2516.1, to allow the construction of a new
two-story carriage house in the R-4 District at premises 1007 S Street, N.W.
(Square 334, Lot 22).

WARD ONE

THIS CASE WAS POSTPONED FROM MARCH 29, 2016 AND APRIL 19, 2016 TO THE
HEARING OF MAY 24, 2016 AT THE APPLICANT'S REQUEST:

18511B **Application of Alleyoop LLC**, pursuant to 11 DCMR § 3103.2, for a variance
ANC-1A from the alley width requirements under § 2507.3, to allow an office and
residential use in the R-4 District at premises 1018 Irving Street, N.W. (Square
2851, Lot 219).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the

BZA PUBLIC HEARING NOTICE
APRIL 19, 2016
PAGE NO. 5

application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial. The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4, of the Regulations, the Board will impose time limits on the testimony of all individuals. Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. **Persons seeking party status shall file with the Board, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application Form.*** This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence.

**Note that party status is not permitted in Foreign Missions cases.*

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

MARNIQUE Y. HEATH, CHAIRMAN, FREDERICK L. HILL, VICE CHAIRPERSON, ANITA BUTANI D'SOUZA, JEFFREY L. HINKLE, AND A MEMBER OF THE ZONING COMMISSION, CLIFFORD W. MOY, SECRETARY TO THE BZA, SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING.

BCH CH 51-100-1
ADDRESS 1264 HOLBROOK TERR. NE.

IMPACT ON NEIGHBORS AT 1272 HOBROOK TERR. NE.

1. AIR: THE PROPOSED PROPERTY WILL REDUCE THE FLOW OF WIND AND AIR TO THE ADJACENT PROPERTY BECAUSE THE BUILDING WILL BE 35' OR MORE AND OVER 117 FEET LONG.

2. LIGHT WILL ALSO BE DIMINISH BECAUSE OF THE SAME REASON. THERE WILL BE A NUISANCE LIGHT ON THE WALK WAY BETWEEN BOTH PROPERTIES THAT WILL ILLUMINATE THE WALK RIGHT OUTSIDE MY WINDOWS ALL NIGHT.

3. THE USED OF MY YARD WILL BE IMPACTED. THERE WILL 8 UNITS AND ALL THOSE WINDOWS AIMED AT MY YARD

4. PARKING IS AT A PREMIUM NOW. THIS DEVELOPMENT WILL PUT AN EVEN GREATER STRAIN ON THIS BLOCK.

5. ROOF TOP: THE ROOF TOP IS HIGHER THAN MY ROOF AND WILL ONLY BE 8 FEET AWAY. THERE WILL BE NOISE FROM IT, THIS DOES NOT FIT WITH OUR NEIGHBOOD. THERE WILL BE 8 AIR AND HEATING UNITS, THEY ARE VERY NOISY,

I AM A RETIRED POLICE OFFICER. I DID MORE 30 YEARS ON THE PC FORCE THE SIDE ENTRANCE OF THIS BUILDING IS NOT GOOD, THE POLICE CAN NOT SEE ILLEGAL ACTIVITY FROM THE STREET OR ALLEY.

I HAVE WINDOWS FACING THESE HOMES
11111111 8 WINDOWS

11111
111 CHANGE YOUR
WINDOWS

ARL STATED ITS A

B. STREET.

THE TWO HOUSE

DEFINE HOL. TERR. NO TWO HOMES ARE LIKE THESE TWO IN THE AREA

33 YS

ROOF IS HIGHER