

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Thursday, October 27, 2016 12:26 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: FW: 3156 Monroe Street, NE

Sara Bardin

Director

Office of Zoning | *District of Columbia Government*

441 4th Street, NW | Suite 200-S | Washington, DC 20001
(202) 727-5372 (office) | (202) 727-6072 (fax)
www.dcoz.dc.gov | sara.bardin@dc.gov

From: NaThanya Ferguson [mailto:nacyracy@gmail.com]
Sent: Thursday, October 27, 2016 12:10 PM
To: ATD DCOZ <dcoz@dc.gov>
Subject: Fwd: 3156 Monroe Street, NE

BZA Case No. 19368 (Lorenzo Wooten, LLC)

To Whom It May Concern,

Per the suggestion of Ms. Brevard, I'm forwarding my high-level response to the ANC's recommendations.

I will be attending the November 2nd hearing.

Please let me know if I need to provide my concerns in the form of a formal letter. If so, I will be happy to do so.

Respectfully,

NaThanya Ferguson (owner of 3158 Monroe Street, Washington, DC 20018)

703-472-0979 (cell)
202-450-2044 (home)
571-2725517 (work)

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

From: Gee <brevardb@aol.com>
Date: Thu, Oct 27, 2016 at 11:54 AM
Subject: Re: 3156 Monroe Street, NE
To: NaThanya Ferguson <nacyracy@gmail.com>

Good day,

Board of Zoning Adjustment
District of Columbia
CASE NO.19368
EXHIBIT NO.35

Please email or fax your concerns to the Board of Zoning:

Dcoz@dc.gov

Fax [202-727-6072](tel:202-727-6072)

Sent from my iPhone

On Oct 26, 2016, at 9:24 AM, NaThanya Ferguson <nacyracy@gmail.com> wrote:

Good Day Ms. Brevard,

Thank you for sharing your recommendations. My response is delayed due to a few family and personal emergencies in addition to end of fiscal year job related tasks that have mandated deadlines.

While I appreciate the ideas regarding preventative measures, the fact of the matter is there is no guarantee that my home will not occur structural damage/subsequent foundation issues as a result of an excavation with less than six feet away from my property.

For item one, in addition to the possibility of damage due to construction in such a close proximity, once the home has been built my existing home will be more vulnerable to damage caused by fire. In other words, if there is an instance where a fire occurs in the home Mr. Wooten plans to build, my home having vinyl siding and absent a fire wall, is more likely to incur fire damage than other homes in the neighborhood that are afforded the distance between homes in accordance to the zoning regulations. Also, while I haven't had an opportunity to investigate, it seems logical that that someone can not add my property to an insurance policy without my consent.

For item two, specifically what measures would be taken and what entity would be responsible for ensuring that the measures are being followed? However, more importantly as noted at the beginning of my response, while preventative measures may be in place there is no guarantee that my home will not have water runoff into my basement at any point in time after the construction has been completed.

For item three, the hours of construction seem reasonable; however, I will note that the current construction project has had construction tasks being completed on Saturdays.

For item four, who will be the entity responsible for monitoring my property? Of course, I would have objection to Mr. Wooten hiring an entity to be responsible for this task.

For item five, due to the fact that the renovation of 3154 Monroe Street has created the need for Mr. Wooten's construction crew to impede on my property (I have been taking pictures to document such instances), it is reasonable to come to the conclusion that it will be impossible for construction of a new home much closer in distance not to warrant the construction crew and supplies to impede on my property. Returning landscape to the pre-construction state does not obviate the issues I will have during construction.

As I have expressed to Mr. Wooten, I also have concerns regarding privacy and the presence of exterior windows on the side of the home facing my home. I have completed some preliminary research and to my understanding there are restrictions regarding the presence of windows within a certain distance between homes.

I will be attending the hearing next week.

Kind Regards,
NaThanya

On Wed, Oct 19, 2016 at 11:20 PM, <BrevardB@aol.com> wrote:

Good Day,

Regarding the house slated to be built next door to you, Mr. Wooten presented his plans to do so this evening during our monthly Advisory Neighborhood Commission Meeting. Below are my recommendations.

Please let me know if you approve of them:

<clip_image002.gif>
Government of the District of Columbia
Advisory Neighborhood Commission 5C
P.O. Box 80127
Washington, DC 20018

October 19, 2016

Board of Zoning Adjustment
441 4th Street, NW, Suite 220
Washington, DC 20001

Re: BZA Case No. 19368 (Lorenzo Wooten, LLC)

Dear Members of the Board:

At a properly noticed meeting on October 19, 2016, our Commission voted 5-0 to support the variance with limitations:

1. Mr. Wooten must add the owner of the property at 3158 Monroe Street, NE (Ms. Nathanya Ferguson) to his builders' insurance policy to protect her against any damage done to her property. Ms. Ferguson's home was built in 2011.
2. That Mr. Wooten take measures to prevent any water runoff into her basement. Mr. Wooten is building a house where no house ever existed. He will be digging about six to seven feet into the ground with less than six (6) feet between properties
3. Construction hours be between 8am and 4pm Monday through Friday
4. That her property be monitored for structural damage
5. That any disturbance of her property (such as landscaping) be returned to the pre-construction state of 3156 Monroe Street, NE, Washington, DC 20018
6. That Mr. Wooten establish a written agreement with Ms. Ferguson with these concerns

