

Cochran, Patricia (DCOZ)

From: Dionisios Favatas <dfavatas@gmail.com>
Sent: Saturday, May 5, 2018 8:15 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Boundary/Elm Fourth Street Development (Case 19377)

District of Columbia Board of Zoning Adjustment
[441 4th Street NW, suite 200S](#)
[Washington, D.C. 20001](#)

Re: Specific Comments on Case 19377, The Boundary Companies and The Missionary Society of St. Paul the Apostle (the “Applicant”) Special exception and Variance for [3015 4th Street N.E.](#)

Dear Members of the Board,

I am writing to express concern about an agreement between Boundary/Elm Fourth Street Companies and Mr. John Anderson, Representative for St. Paul’s College Neighbors for Thoughtful Development that was submitted as part of the developer’s BZA application. In this agreement, a multitude of promises are made by the developer to Mr. Anderson should the applicants application be approved by the BZA. Two items on this list cause concern to many neighbors of CR as only one row of homes has been promised them. These include:

Construction Point 2: A pre-construction survey of homes that immediately abut the construction site, specifically houses number 500, 502, 504, 506, 508, 510 and 512 on Regent place, shall be offered and prepared upon owner consent prior to construction. Following the completion of construction activities a post-construction survey will be completed for the homes previously surveyed, and the Chancellor’s Row homes assessed for any construction-related damage, the results of which and any notes damage discussed with the homeowners. Any damages noted which are determined to be the result of the construction activities shall be addressed by the developer to the satisfaction of the homeowner.

Construction Point 5: Powerwashing – The homes, roadways and sidewalks of Chancellor’s Row that immediately abut the construction side shall be powerwashed by a third-party contractor as necessary throughout the construction period with a reasonable frequency.

We are asking that all rows immediately facing the proposed development (501, 503, 505, 507 and 509 Regent and those homes immediately facing the proposed Paulist building) also receive these promises and the BZA application be amending to include such language.

Thank you for your time,

A concerned member of Chancellor’s Row

Warm regards,

Dio Favatas