

April 14, 2017

Board of Zoning Adjustment
441 4th St NW
Suite 210S
Washington, DC 20001

MOTION FOR RECONSIDERATION Re: BZA Application No. 19684 at 2610 4th St NE

Dear Members of the Board,

I am ANC Commissioner Nancy Jones of 5E10, writing in regards to BZA #19684. I have been in conversation with these developers for months and we were in the middle of the community engagement process, discussing community concerns, when the developer circumvented the process and took BZA #19684 to the Board. The case was not ready to go forward and had not yet been brought in front of the ANC Commission. I had spoken with Commissioner Bradley Thomas, the head of our Commission, to let him know that we were still working on the community concerns. I went away on vacation and came back to an email saying that BZA#19684 was approved.

This was a problem for several reasons. The photos they showed to the community were misleading about the building extending in front of all the other houses on the block. A major community request was that the front of the new building be flush with the fronts of all the other houses on the block (which are currently in line with each other). This is a safety concern (being able to see neighbors up and down the block) as well as a disruption of the pattern, scale, and character of the block. When we came to the next meeting, the developer showed us the exact same plans and had not made any changes in response to community concerns. So community members raised their concerns again, and we had planned to have another meeting to see if the developer could make changes to address these concerns.

Neighbors asked for a Neighbor Protection Agreement for any damages that the developer may make to their property during construction. However it seems that the developers used this in Zoning to say that the neighbors supported the plan 100%. Yet both adjacent neighbors who signed this agreement came out to the last meeting and voiced concerns. We were all under the impression that we would meet back up to continue to discuss this. So I went through the steps to set up a meeting at the Inspired Teaching School on Douglas St, where we have had our meetings, but they were on spring break so it took them a week to get back to me. We had planned to meet today, Saturday, April 14, yet earlier this week I was surprised to receive notification that the Zoning Commission had passed this request for special exception. This project had not yet received support from the Commissioner nor the whole ANC Commission, yet it was passed.

This all is new information for the record, and additional new information is that we have put together a petition of neighbors who reside on the same block and same side of the road as this proposed development. This is more than half the houses on the block. These are long term residents, some have been around for 30 or 40 years, and they feel they have been neglected. Attached is the petition.

Please contact me back with your response.

Commissioner Nancy Jones

Board of Zoning Adjustment
District of Columbia
CASE NO.19684
EXHIBIT NO.53