Government of the
District of Columbia
Board of Zoning Adjustment

07 January 1998

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

1842 Mintwood Place, #1
Washington, DC 20009

Re: Application Number 16297

To Whom It May Concern:

I submit this letter in strenuous objection to the application, referenced above, of Eddie Becker and Philip Gedring for modifications to the structure of 1844 Mintwood Place and request that their application be rejected.

As a neighbor who shares two common walls with the structure referred to in the cited application, I believe that the modifications proposed will only serve to increase the problems that this building has caused me and the neighborhood in general. As the Board likely is aware, this structure is in a residential area and used as both a residence and a day-time child care center. Any modifications, especially those to increase the amount of square footage for the building will only serve to increase the existing problems with day-time noise (which make it impossible for me to sleep in my own bedroom past approximately 10am) and general traffic congestion (which makes it most difficult for me most mornings to exit my own driveway). Moreover, I fear that any additional space ultimately will serve to further congest the structure with potentially hazardous storage, as evidenced by what appears to be an unsafe amount of "junk" in the existing basement of this structure -- a condition known to me as the result of burst pipes in this basement which ran undetected by the occupants of 1844 Mintwood and resulted in great difficulty and personal expense for me.

Additionally, I question the safety of the existing use and condition of the existing referenced structure as it is used for housing multiple residents and a child care center. It would appear that currently required safety features are lacking, and their absence never examined by building inspectors.

Recent actions by the occupants of this structure also call into question their ability to adhere to building regulations. As cited in the hearing notification dated November 26th, 1997, the existing structure is "nonconforming," and it would appear that prior to the Board considering any additions, that the existing structure be brought into proper conformance. Additionally, I suspect that the recent access to the park behind the referenced property that was built by the occupants of 1844 Mintwood Place is also in noncomformance. I note that this access was created by building it into one of the walls of 1842 Mintwood Place without even a notice of their intent to do so.

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Board of Zoning Adjustment
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I see no pressing need for the Board to approve the application for expanding the structure -- once again I point out in a residential area -- to further exceed the lot occupancy allowance. Further, it appears absolutely unnecessary for this structure to be authorized a variance to the floor area ratio requirement, and absolutely no need for a fourth floor addition to the structure which already appears to have unauthorized additions to its third floor as viewed from the back of the structure.

For these reasons I strongly request that application number 16297 be rejected without further consideration.

Sincerely,

Thomas D. King

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

November 26, 1997

APPLICATION NUMBER 16297

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C., 20001 on Wednesday, January 7, 1998. Your attention is invited to the following application:

> Application of Eddie Becker and Phillip J. Gedring, Jr., pursuant to 11 DCMR 3107.2, for a variance to allow an addition to an existing nonconforming structure that exceeds the lot occupancy allowance [Paragraph 2001.3(a)]; and a variance from the floor area ratio requirement (Subsection 402.4) for a fourth floor addition to a single-family structure in an R-5-B District at premises 1844 Mintwood Place, NW (Square 2550, Lot 176).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded.

This case is in Advisory Neighborhood Commission 1A, but in proximity to ANC 1E. Cases in this area will be heard from 1:00 p.m. to 6:00 p.m. Cases will be heard in the order listed on the Board's hearing agenda.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

Sincerely,

MADELIENE H. DOBBINS
Director