GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



February 12, 2004

Denzel Noble
Acting Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Washington, D.C. 20001

Re: 1821 Florida Avenue, N.W. - BZA Order No. 16573

Dear Mr. Noble:

As you are aware, the Office of Zoning (OZ) has been mediating a complaint of non-compliance with the approved plans filed by Ms. Elaine Morris on behalf of the Vernon Street Citizens for Controlled Development against the above referenced property. Specifically, the complaint centered on three elements of the DCRA approved plans that were inconsistent with the plans approved by the Board of Zoning Adjustment, namely, the height of the building, the size of the roof deck and the location of the penthouse.

Please be advised that the accompanying plans, prepared by Apexstudios Incorporated, and dated January 6, 2004, represent the arbitration agreement between the Compliance Specialist of the office, the complainant, Elaine Morris, and Mr. Martin Hardy, the property developer. Specifically, the roof deck has been eliminated, the penthouse has been relocated toward the front of the building, and the parapet wall has been limited in scope so as to protect the light and air of adjacent properties. Furthermore, the arbitrated revisions are in compliance with the Zoning Regulations.

The OZ requests that your office accept the attached plans to enable the issuance of a revised building permit for the subject property. Please call Toye Bello Compliance Review Specialist on (202) 727-0349, if we can be of further assistance in this matter.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

Attachment

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 16573
EXHIBIT NO. 86

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