January 9, 2001

To: The Board of Zoning Adjustment via
Director Office of Zoning
441 4th Street, N.W. Suite 210
Washington, D.C. 20001

From: Elaine Carrera, Owner/Director
623 Mellon Street S.E.
Washington DC 20032

RECEIVED
D.C. OFFICE OF ZONING
2001 JAN 19 PM 12: 53

Subject: Reply to letter dated September 8, 2000 from Helen and Grady Edwards of 617 Mellon Street SE Washington DC 20032 pursuant to 11DCMR 3103.2 for variance under Section 404 from rear requirements for a proposed addition to second story and existing garage in R-5-A District at 623 Mellon Street, S.E. (Square 5984, Lot 37).

I am responding to the above letter and have included attachments, which correspond to the facts, and allegations that have been made by Helen and Grady Edwards.

Following are a few facts associated with my business at 623 Mellon Street and the personnel affiliated with the business:

- I have been in this community for over thirty (30) years.
- From 1966-1967, I lived and worked at 617 Mellon Street for the prior owners, The Gersings. I was responsible for nineteen (19) patients housed at that CRF.
- I have been, and continue to be, active in my community, with things such as the school system, the poor/homeless and the needy.
- I have always had a good rapport with my neighbors.
- I am always doing improvements, both inside and outside, of my property.
- I have never had any grievances, animosity or complaints from any of my neighbors.
- My daughter, Casandra Williams, is a full time employee with the business. She is a graduate of George Washington University with two degrees in Mathematics and Business. She is in the Guinness book of World Records for Mathematics. Casandra is active with the school system, both elementary and high school, and has always been active with elections in and out of the community.
- My daughter-in-law, Evelyn Carrera, works on a part-time basis. She is an active member of the community. Evelyn started the "Neighborhood Watch" program in the Mellon Street area. The Edwards never attended any of the meetings. Evelyn is very active in the school system where she is personally known by the principal and teachers. Ms. Carrera works full time for Columbia Hospital, where she has been employed for over twenty years and has been commended on numerous occasions for her excellent work ethics **(See Attachment 1).**

I will now respond to the allegations made by 617 Mellon Street Owners (The Edwards')

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District of Columbia
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1. In June 2000, a wrought iron fence was installed on the property (623 Mellon Street). Less than a half of an inch (½") was welded to 617 Mellon Street. This was not done on purpose. My intent was to beautify the property, not infringe on my neighbor.

   On the day the work was done, I had had surgery on my eye. My daughter informed me that Mr. Grady Edwards was upset and that he was complaining that he did not give us permission for the attachment on his property line and that we were going to destroy the beauty of his home.

   My daughter informed him that I was not available at the time and there was an altercation.

   When I got home and was informed of the situation, I immediately called the fence installation company to request that they come out and detach the fence. I called the architect to ask him to bring the plans and my property boundaries. After reviewing the survey, the architect informed Mr. Edwards that the fence was not on his property, but was within my property lines, with an extra seven inches (7") to spare. Mr. Grady did not have his plot available for further review. He stated that he would have a surveyor come out, but as of the date of the letter further information has not been provided.

2. 623 Mellon Street is not the only property enclosed by a wooden privacy fence. 625 Mellon Street property owners (The Mannings) also have a wooden privacy fence installed.

   Incidents, such as assaults, robberies, shootings or abductions have not been documented with the Seventh District (7D) as being associated with fencing of property (Information received from Officer Wingo, Badge # 3247).

3. The vine that was mentioned in Mr. Edwards' letter is rooted on the 617 Mellon Street property. My daughter, son and myself are constantly cutting them off the wooden fence. The vine grew on the short iron fence long before the wooden fence was installed.

   As long as I have lived on Mellon Street, I have never seen the 617 Mellon Street owners cut the vine, pick up any waste in front (or back) of their property, unless someone was working on their yard and they asked them to cut the grass, etc. The backyard of their property looks like a forest at times, yet they claim that the beautification and additions to my property will make their historic house lose its beauty **(See attached picture of 617 Mellon backyard).**

4. 617 Mellon Street has been cited several times by the Department of Public Works for "unsightly space" (information received from Mrs. Petty of DPW).

5. My son did not install an iron fence at 623 Mellon Street. As stated previously, a licensed company was hired to do the iron fence installation.

However, several summers ago, my daughter painted the fence and in doing so got some paint on a cement post.

6. Our area has been touched by the drugs, which is plaguing our society; and usually you will find youngsters loitering on the streets. In the past, these youngsters have caused damage to our property. My son, daughter or the iron company did not break or damage the cement and front column of 617 Mellon Street.

7. My license at 623 Mellon Street CRF calls for occupancy of 14 individuals. I operated 617 Mellon Street for the previous owners with occupancy of nineteen. There has never been any documented evidence at St. Elizabeth's Hospital, Seventh District or any Governmental agency regarding the behavior of the occupants of 623 Mellon Street. In the thirty (30) years I have lived at this address, I have never witnessed any malicious intent, manic behavior or harassing initiated by any of the occupants of 623 Mellon Street.

It is hard to comprehend how an addition over my garage would in anyway cause 617 Mellon Street to lose its beauty or value. If anything, it should enhance the neighborhood, and thereby improve the value of 617 Mellon Street.

There are no documents that I have seen attached to the Edwards' letter to support their allegations. I am hoping that the Board takes the time to investigate very carefully before making any decision.

I appreciate your time and careful consideration in this matter and hope that in no way the letter from the Edward's bears on the decision of the Board.

If you need any additional information regarding this matter, please do not hesitate to contact me at (202) 563-3108 or in writing at 623 Mellon Street, S.E., Washington DC 30032.

I look forward to your favorable reply to my application for a "variance from the rear yard requirement for a dwelling in the R-5-A zone'" to construct a second-story addition exceeding 15 feet on an existing accessory building for servant quarters, which is provided for by Section 2500.5 of the zoning regulations.

Respectfully.

Elaine Carrera

Elaine Carrera
Property Owner

THE DISTRICT OF COLUMBIA

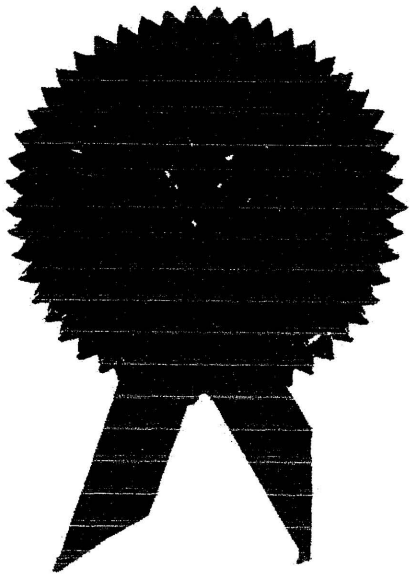
WASHINGTON, D. C. 20004

MARION BARRY, JR.
Mayor

October 13, 1984

Mrs. Evelyn Thomas
623 Melon Street, S.E.
Washington, DC 20032

This Neighborhood Watch Calendar and Security Kit is presented in recognition for your outstanding efforts in fighting crime.



Marion Barry, Jr.
Mayor

METROPOLITAN POLICE DEPARTMENT

NEIGHBORHOOD WATCH

THIS CERTIFICATE IS PRESENTED TO

EVELYN THOMAS

IN GRATEFUL APPRECIATION AND RECOGNITION FOR OUTSTANDING PERFORMANCE OF CIVIL RESPONSIBILITY AND CONTRIBUTION TO THE COMMUNITY

Given this 25 *day of* October, 19 86

Joyce T. Leland

Signature of Commanding Officer

Government of the District of Columbia
Marion Barry, Jr. Mayor

Metropolitan Police Department
Maurice T. Turner, Jr., Chief of Police

APPROVED 10/86

Certificate of Appreciation

This Certifies that

MRS. EVELYN THOMAS

of

THE 600 BLOCK OF MELON STREET, S. E.

has been awarded this certificate for

SERVICE IN THE NEIGHBORHOOD WATCH PROGRAM

Date OCTOBER 12, 1985

Officer Shawn L. Johnson Joyce F. Leland

CHAMPION, INC., 409 K ST., N. W., WASHINGTON, D. C., 638-6777

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

May 9, 2000

'00 MAY 11 P12:06

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Michael D. Johnson
Zoning Administrator

SUBJECT: Proposed Addition of a Second Story to an Existing Accessory Garage with an above Grade Connection located at premises 623 Mellon Street, S.E., Lot(s) 37, in Square 5984, Zoned R-5-A

Review of plans for the proposed second story addition and above grade connection at the above subject premises indicates that the Board of Zoning Adjustment approval is required as follows:

1. Variance from the rear yard requirements (Section ~~40~~ 404) for a dwelling in the R-5-A Zone. (Section 3103.2)

MDJ/ETN/ee

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Exhibit No. 5

Attachment 1

ZA-00-312-D

NOTES AND COMPUTATIONS

ADDRESS: **623 Mellon Street, S.E.** LOT(S): **37** SQUARE: **5984**

ZONED: **R-5-A**

	REQUIRED	ALLOWED	PROVIDED	VARIANCE
LOT AREA	N/P		4,500 Sq.Ft.	
LOT WIDTH	N/P		45'	
LOT OCCUPANCY (40%)		1,800 Sq.Ft.	1,800.00 Sq.Ft.	
FLOOR AREA RATIO (.9)		4,050 Sq.Ft.	Existing: 3,157.34 Sq.Ft. Proposed: 3,729.68 Sq.Ft.	
PARKING SPACES	1		2	
LOADING BERTHS	N/A			
FRONT YARD	N/A			
REAR YARD	20'		Existing = 26' Proposed = 0'	Proposed: 20' (100%)
SIDE YARD	Exist.: 8' x 8' Proposed: 8' x 0'		Existing: 10' x 11' Proposed: 10' x 0'	
COURT, OPEN	6'		11'	
COURT, CLOSED	N/A			

ADVISORY NEIGHBORHOOD COMMISSION 8C

3125 MARTIN LUTHER KING AVENUE, S. E.
WASHINGTON, D. C. 20032
(202) 562-1188 • FAX (202) 562-6038

'00 SEP 12 AM 10:18

September 12, 2000

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

Dear Ms. Kress:

At the Advisory Neighborhood Commission 8C Public Meeting on September 6, 2000 in which proper notice was given to residents, commissioners, and the affected party, the residents and commissioners considered the application of Mrs. Elaine Carrera for a "variance from the rear yard requirement for a dwelling in the R-5-A zone." The variance was to allow a second story addition exceeding 15 feet on an existing accessory building for servant quarters, which is provided for by Section (s) 2500.5 of the zoning regulations.

The application indicated that the present and proposed use of the property was residential. The owner and her representative indicated to the Commission that the addition would be used by the owner as her living quarters because "she is concerned about her safety when coming from her present home early in the morning to prepare breakfast for residents in the facility."

Prior to the meeting the Chairperson had attempted to contact the DCRA, Zoning Office and the Office of Planning to clarify whether the fact that 623 Mellon Street SE is presently a community-based residential facility for eleven (11) Commission on Mental Health Services' patients with three (3) staff persons should be considered in this zoning variance. No response was received from these offices prior to the meeting. With five (5) commissioners present, four is the required quorum, the commissioners voted 3 to 2 to support the request. Subsequent to the meeting the chairperson did discuss the request (September 8, 2000) with the DCRA Office of Zoning, Mr. Edgar Nunley and the Zoning Administrator, Mr. Michael Johnson. They indicated that the application should have included 623 Mellon Street, SE as a residential facility, and thus zoning regulation 2500.5 would not apply because

1. It refers to R-1-A and R-1-B District, (623 Mellon is R-5-A.)
2. That the accessory garage second story must be used as living quarter for domestic employees of the family occupying the main building.

A special meeting was called of the commissioners (September 11) to consider this new information; we respectfully recommend that this application be re-advertised to include the fact that this is a community-based residential facility and include all of the applicable zoning regulations.

Respectfully,

Virginia Major

Virginia Major, Chairperson

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Exhibit No. 20

Attachment 2.

EXHIBIT 25

FROM

CASE 16597

IS AN OVERSIZED DOCUMENT

PLEASE SEE AT OFFICE