June 8, 2001

Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20004
Re: BZA Case #16709

Dear Board Members,

I am writing to clarify some of the issues mentioned in a letter to you from Mr. Douglas Dacy, dated May 17,20001. Mr. Dacy owns the property at 305 3rd Street, adjacent to Mr. Brannon, the applicant in this case. The ANC informed Mr. Brannon that the views of adjacent neighbors is a very important factor in the Commission's evaluation of BZA applications.

As a result Mr. Brannon tried very hard to obtain Mr. Dacy's views before both the ANC Planning and Zoning Committee's and the full Commission's meetings. He was not successful in doing this. However, he did inform the ANC that he believed Mr. Dacy had concerns. As a result, a great deal of time was spent during these meetings and on previous visits to the site by myself and other Commissioners evaluating the effect of this proposed addition on Mr. Dacy's property. The Commission was fully aware that Mr. Dacy had not given his approval of the proposed addition. In any event, Mr. Dacy's absence was not a deciding factor in the Commission's decision to approve this application. The Commission's approval was based on the merits of the application as presented by Mr. Brannon.

Since the Commission's decision to support this application on May 8, 2001, I have personally read Mr. Dacy's letter, and believe that most of his concerns were considered in our meetings. Mr. Brannon also sent a document to me addressing each item ,which I have read. It is my understanding that corrections have been made to the original application, which reduces the variance deviation from 22.1% to 13%. It is further understood by me that Mr. Brannon has sent to the Board a letter of support from a tenant living at 305 3rd Street. I have not had the opportunity to speak with this tenant at this writing.

In conclusion, I have not received any information since the Commission's decision on this application that I believe would alter that decision.

Very truly yours,

Ann Black
Chairperson
Planning and Zoning Committee

BZA
Case No. 16709
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16709
EXHIBIT NO.34