To: Board of Zoning Adjustment

Date: June 8, 2001

Re: Zoning Variance Application #16721 from Gordon and Carla Bremer

Our understanding is that the Bremers are seeking permission to add a second story to their garage which is in Browns Court, which is a residential alley. This second story will be used as an apartment either on the rental market or for family use.

We, the undersigned oppose this for the following reasons:

1. According to zoning regulation subsection 2507.3 "Non-residential structures located on these alleys [less than 30 feet wide] shall not be converted, altered, remodeled, restored, or repaired for human habitation, regardless of cost." A variance from this regulation has not been requested. Additionally, there seems to be no unique or compelling reason to do so. We believe, as follows, there are many reasons not to grant the variance even if requested under 2507.3 as well as 2507.2.
2. There are currently 23 houses in Browns Court (separate properties, located solely in the alley). That combined with one larger apartment building and two 6 unit apartment buildings on Independence makes the occupancy of this block quite dense for the neighborhood. As a result there are significant problems with parking and rats.
3. Parking has become a major issue. There are approximately 12 parking spaces on the alley "street" depending on how people park. Like street parking these are "first come first served." Many people are parking illegally. Access for garbage trucks has been impaired.. Besides city trucks, there are at least two other pickup services for the apartment buildings. This past year there were two or three times when garbage was not picked up in sections of Browns Court because cars and trucks were blocking the alley. This, of course, would be a real safety concern should a fire truck not be able to get access or do it quickly. With more residences added this problem would worsen. Even if a parking space is provided for the apartment in the garage, there is no guarantee it would be used for parking and not for storage.
4. There are currently 22 garages on Browns Court. Four have second stories, 2 of which appear to be finished to some degree. One was built with a loft; another is part of a residence with a second story and not a separate building. At least two of the owners of these garages have inquired or applied to convert the carriage house to a dwelling or to add a second story and have been denied. Our concern is that if this application is approved there would be many others who would like to do similarly. This would result in a significant increase in congestion and noise which would negatively affect the value of our properties and the quality of life on the Court.

BZA
Case No. 16721
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16721
EXHIBIT NO.27

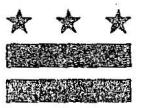
To: Board of Zoning Adjustment

Date: June 8, 2001

Re: Zoning Variance Application #16721 from Gordon and Carla Bremer

Name	Address	Phone Number	Owner	Date
Andrea L. Harles Charles L. Harles	15 Brownstrt.	202.547.3288	✓	June 8, 2001
Judith Brightfield	629 A St	544-0722	✓	6/8/01
James Curtiss	629 A St SE	544-0722	✓	6/8/01
ERIK RASMUSSEN PATRICIA RASMUSSEN	627 A St.	547-3431	✓	6/8/01
Alesia Bicknell	635 A St SE	543-4737	✓	6-8-01
Don Reisman	636 Browns Ct SE	544-1957	✓	6-11-01
BRYN DOLAN	8 BROWNS CT SE	547-4601		6/11/01
Max Arch	8 Browns Ct SE	✓		6/11/01
Tim Rutten	630 Browns Ct SE	✓		6-15-01

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



May 3, 2001

APPLICATION NUMBER 16721
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 Tuesday, June 26, 2001. Your attention is invited to the following application:

> **Application of Gordon Bremer and Carla Yates-Bremer**, pursuant to 11 DCMR § 3103.2 for a variance from subsection 2001.3 to permit a second story addition to a one-family dwelling that is nonconforming as to lot occupancy under section 403 on an alley lot and a variance from subsection 2507.2 to allow said dwelling to be located on an alley that is less than 30 feet wide where it accesses a street in an R-4 District at premises Rear of 633 A Street, S.E. (Square 870, Lot 833).

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. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR 3106.2. Section 3106 is enclosed for your information.

This case is in Advisory Neighborhood Commission 6B. Cases in this area will be heard between 9:30 a.m. and 12:00 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,

JERRILY R. KRESS, FAIA
Director

(SEE REVERSED SIDE)

EXCERPT FROM TITLE 11 DCMR, "ZONING"

3106 APPEARANCE AND REPRESENTATION

3106.1 In a proceeding before the Board, any person or party may appear on his or her own behalf. Any person or party may be represented by any other person duly authorized in writing to do so. The authorization shall state specifically that the authorization includes the power of the agent or representation to bind the person in the case before the Board.

3106.2 Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Board, any affected person shall file with the Board, not less than fourteen (14) days prior to the date set for the hearing, the following information.

(a) The person's name and address;
(b) A request to appear and participate as a party;
(c) Whether the person will appear as a proponent or opponent of the application or appeal;
(d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel; and
(e) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;
(2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;
(3) The distance between such person's property and the property that is the subject of the application or appeal before the Board;
(4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and
(5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.

3106.3 In considering any request for party status pursuant to Subsection 3106.2, the Board shall grant party status only if the person has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

3106.4 No member of the Board or the Zoning Commission shall represent any person before the Board other than himself or herself while he or she is a member of the Board or the Zoning Commission.

3106.5 No former member of the Board or the Zoning Commission shall represent any person before the Board other than himself or herself for a period of six (6) months after the date that the member's service on the Board of Zoning Commission terminates.

3106.6 No former member of the Board or former employee of the Government of the District of Columbia shall represent any person other than himself or herself in a particular matter for which the member or employee had a substantial responsibility while he or she was a member of the Board or an employee of the District.