Michael G. O'Connell III
7 Ninth St SE Washington DC 20003

Board of Zoning Adjustment
441 4th St NW (#210)
Washington, DC 20001

6/20/01

Re: application 16735

Dear Board:

Beverly Anderson has requested a variance from lot occupancy for a rear addition to 901 E. Capitol (Sq 942, lot 58). I own and live in the house directly across the street from this corner lot. The "rear addition" is a new house that will actually face and be on 9th St SE. I have a number of objections:

- This is a commercial property, and I am opposed to any addition being used for commercial purposes. On the plans there is an opening (not even a door!) connecting the new "residence" to the current building.
- This commercial property currently has off street parking for the 6-8 staff who work for Beverly Anderson Associates Inc. Any addition to the building eliminates off-street parking forcing the staff (along with clients who currently park in the street) to park on the street in this residential neighborhood.
- A three story Victorian "house" is not an appropriate addition to a two story federal commercial building. I am opposed to the windows and third story porch and roof deck staring down on my property and through my house adversely effecting my current privacy.

I have a number of concerns regarding the veracity of the applicant:

- The applicant claims she will reside in the "rear addition" and that she has spent the night at this property in the past, but her vechicle with VA tags has never been seen parked overnight.
- The applicant attempted to renovate and change the exterior of this property without the required building permits and historic preservation approvals until the city issued a stop work order.
- This commercial property does not have private trash pick-up as required by city ordinances. Beverly Anderson Associates Inc put their trash at the curb for the city to remove.

If this addition/new house is approved, I am concerned about construction:

- When Mr Houston the architect of this "rear addition" renovated his house at 907 E Capitol, he put a potta-john on 9th St and stored building materials on 9th St. Construction noise started at 6:30 am every morning. I will not tolerate the same disruption and disrespect for the residents again.

Sincerely,

ATTACHMENTS

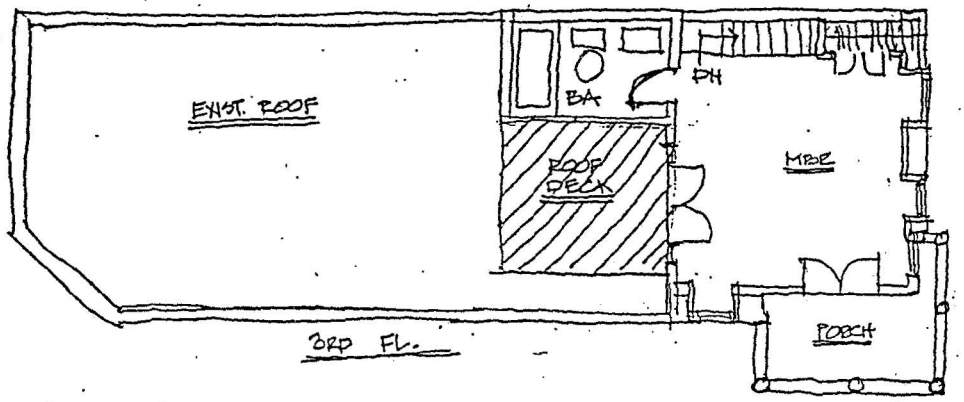
CC: CAPITOL HILL RESTORATION SOCIETY

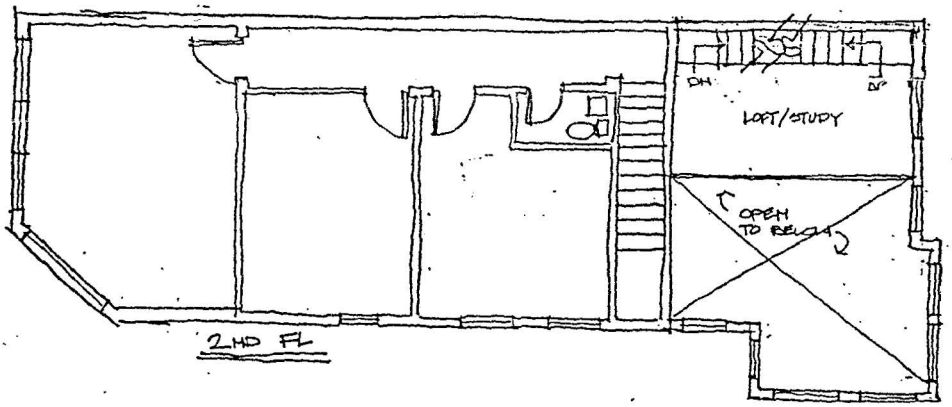
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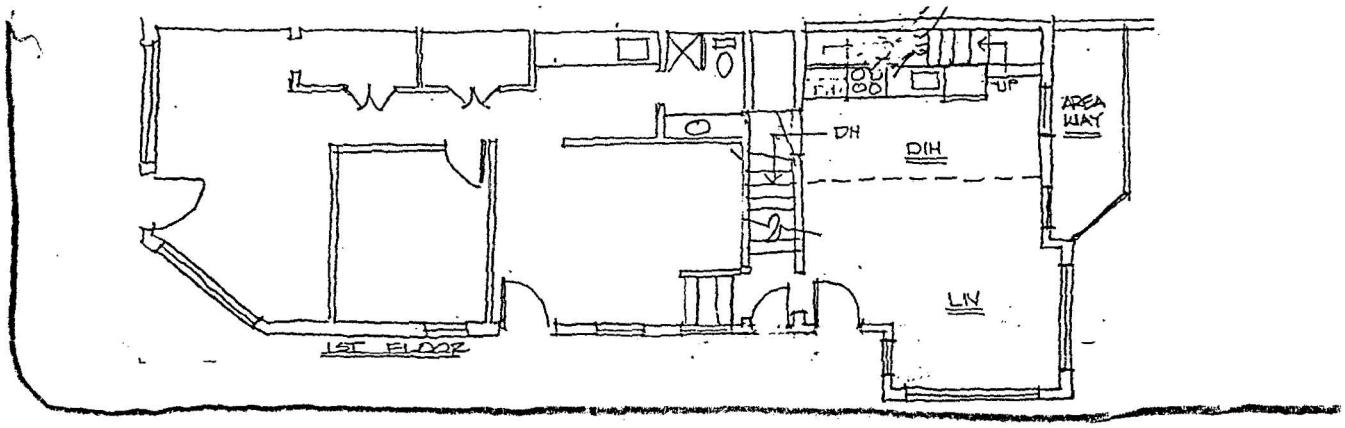
Board of Zoning Adjustment
District of Columbia
CASE NO.16735
EXHIBIT NO.26

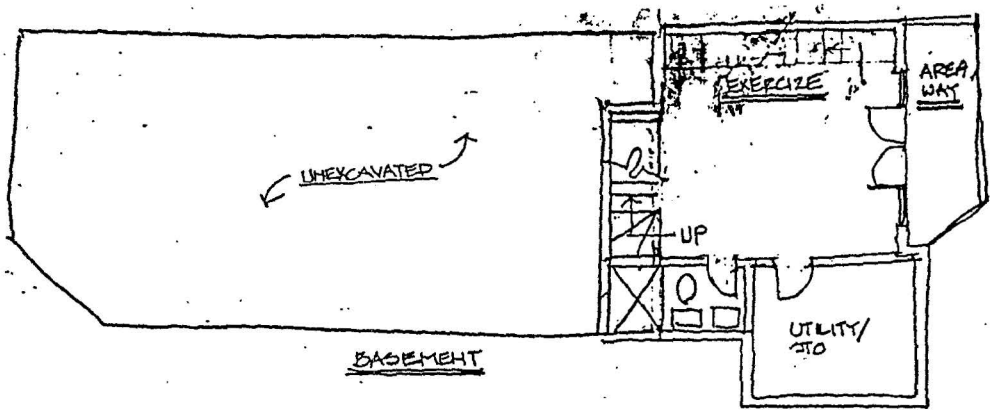

"BEFORE"


"AFTER"


EXIST. ROOF
BA
DH
ROOF DECK
MBR
PORCH
3RD FL.


DH
DP
LOFT/STUDY
OPEN TO BELOW
2ND FL


UP
AREA WAY
DH
DIH
LIV
1ST FLOOR


EXERCIZE
AREA WAY
UNEXCAVATED
UP
UTILITY/ STO
BASEMENT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

May 17, 2001

APPLICATION NUMBER 16735

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, July 3, 2001. Your attention is invited to the following application:

> **Application of Beverly J. Anderson**, pursuant to 11 DCMR § 3103.2 for a variance from the lot occupancy requirements under section 403 to allow a rear addition to a row dwelling in an R-4 District at premises 901 East Capitol Street, S.E. (Square 942, Lot 58).

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.

This case is in Advisory Neighborhood Commission 6B. Cases in this area will be heard between 1:00 p.m. and 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,

JERRILY R. KRESS, FAIA
Director

(SEE OTHER SIDE)