MICHAEL G. O'CONNELL III
7 – 9TH ST SE WASHINGTON DC 20003

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

September 6, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 SEP 10 PM 3:54

Re application #16735

Dear Board:

Attached are my original objections to issuing a variance to Beverly Anderson at 901 E Capitol St SE. I would like to emphasize:

- This "dwelling" (as you refer to it) is NOT a residence and has not been for the 18 years that I have lived across from it. This commercial property is the office of Dr. Beverly Anderson Associates, Inc and is not Dr. Anderson's residence. The variance for a "rear addition" is for a completely new building facing 9th St SE with open access to the existing office space.

- Beverly Anderson continues to change the exterior of this property in the Capitol Hill Historic area without the required building permits and approvals. During the summer of 2002 the first floor windows and front door were replaced. The windows are not wood as required and are smaller than the window opening with an inappropriate wood panel at the top. The new leaded glass front door (now on the 9th St side of the building) also does not adhere to historic guidelines and would not have been approved by the city.

- Dr. Beverly Anderson Associates, Inc continues to put its commercial trash at the curb for residential trash pick-up by the city – again in violation of city regulations.

- This commercial business has proven itself to not be a good neighbor in this residential historic district.

Sincerely,

cc: ANC 6B
Capitol Hill Restoration Society

BZA
Case No. 16735
Exhibit No. 50

Board of Zoning Adjustment
District of Columbia
CASE NO.16735
EXHIBIT NO.50

COPY

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
ANC - 6B

DR. BEVERLY ANDERSON ASSOCIATES, INC.
901 EAST CAPITOL STREET, S.E.
WASHINGTON, DC. 20003
(202) 546-9684

August 9, 2001

Dear Neighbor,

You have probably received the attached notice in the mail announcing a July 3rd hearing for an addition to my building at 901 East Capitol Street, SE. The hearing will take place on September 11, 2001.

I wish to add residential space only as my current living space together with my home office is much too small. My 1-½ hour commute each way from King George, Virginia (75 miles one-way), my second residence has become impossible for me as well.

The architect is our neighbor, Andre Houston at 907 East Capitol Street, SE. The plans are attached for your review. One question several neighbors have asked is about parking. How many spaces will the addition take up? The answer is "one." As you may know, the majority of our practice is conducted from 9:00 a.m. to 5:00 p.m. Monday through Friday. We have one meeting on Wednesday evening.

The design is in keeping with the architecture and the finished product will enhance the value and beauty of our neighborhood. I hope I can count on your support to overcome this hardship. If you have any questions, please call me at 202-546-9684.

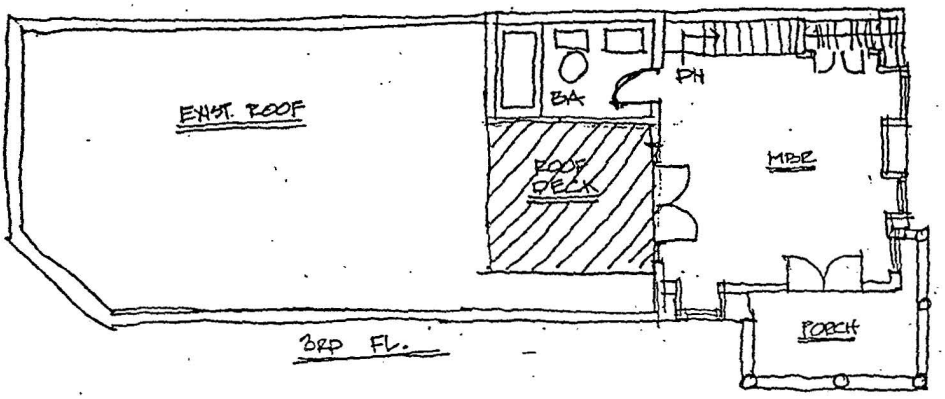
Thank you,

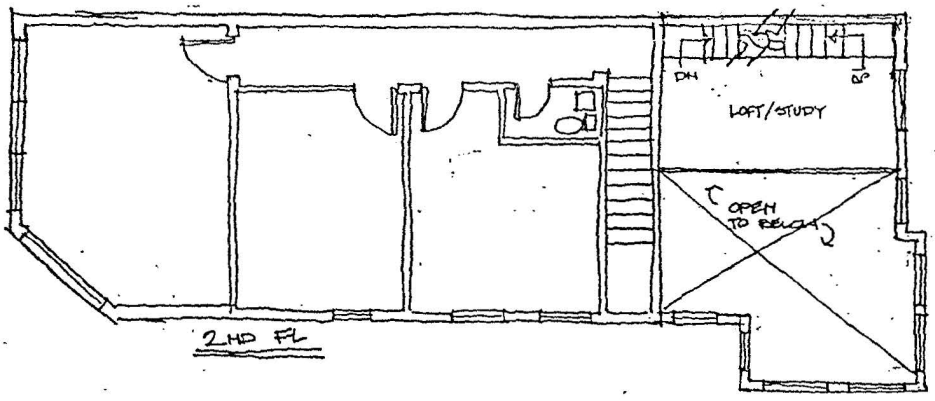
Beverly

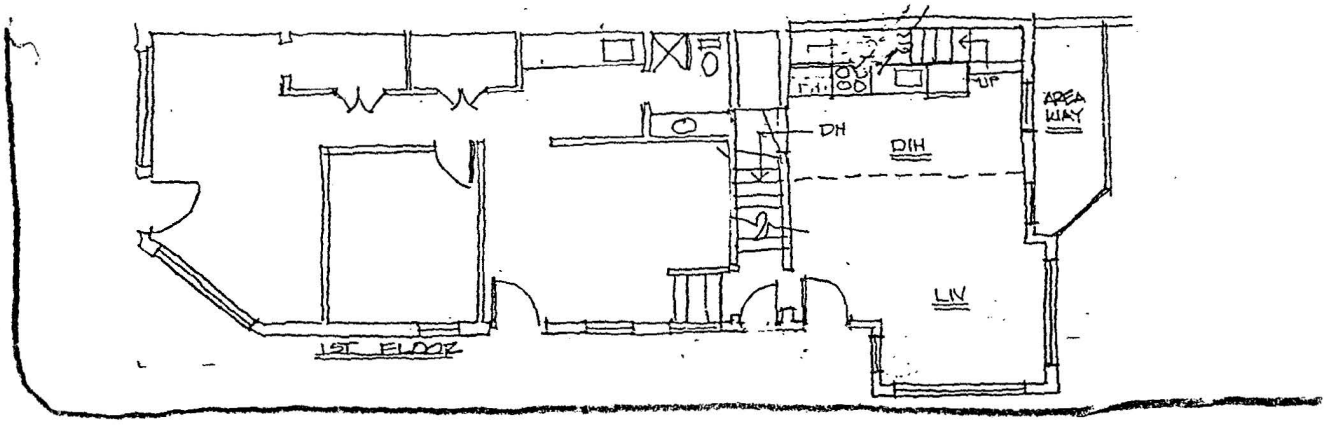
Dr. Beverly Anderson

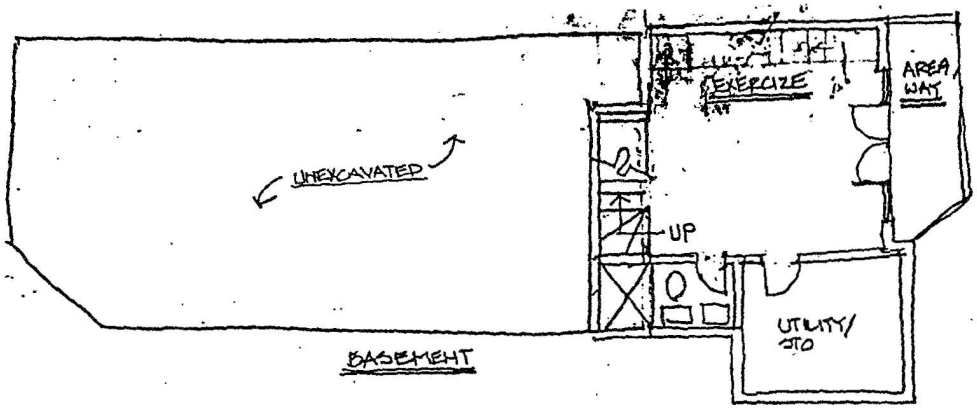

"BEFORE"


"AFTER"


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


DH
LOFT/STUDY
OPEN TO BELOW
2ND FL


UP
AREA WAY
DH
DIH
LIV
1ST FLOOR


EXERCIZE
AREA WAY
UNEXCAVATED
UP
UTILITY/ STO
BASEMENT