

Southeast Citizens for Smart Development, Inc.

July 8, 2002

Mr. Denzil Noble, Acting Zoning Administrator
941 North Capitol St., NE – Second Floor
Washington, DC 20002

Re: 1308, 1310, 1312 & 1314 Potomac Avenue, SE

Dear Mr. Noble:

There was a written decision issued on June 21, 2002 by the Board of Zoning Adjustments (Case No. 16791) in connection with the construction work being performed at the above captioned address. In that decision, the BZA stated:

> It is [thus] not unduly burdensome for the Zoning Administrator to request a building permit applicant to provide information concerning the nature of the proposed use of any given lot and any adjacent lots. The Zoning Administrator is authorized to request from applicants 'information necessary to determine compliance' with the Zoning Regulations 11 DCMR 3202.2, and should have done so in this case to obtain a complete understanding of the proposed use. BZA Order, at 22.

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We understand that the developer of the property has just recently applied for construction of four single family homes on this same property, in order to continue the construction of four buildings, which the BZA order halted due to zoning noncompliance.

Pursuant to the principles of the BZA order, we request a full and proper review by the Zoning Administrator of the latest set of applications for construction permits at this site. The Zoning Administrator should inquire into the developer's planned use of the buildings at this location, given that the prior proposed use was for a youth residential care facility. Further, since the BZA decision determined that the developer's proposed construction constituted one facility, and not four separate facilities, the Zoning Administrator must ensure that the applications are viewed together when the applicability of all regulatory requirements, such as such as an environmental review, are applied. Such an inquiry is consistent with and mandated by the principles established in the BZA's recent decision.

Will Hill, Chair
701 14th St., SE
Washington, DC 20003
202 544-3785 * (Email) willonthehill@starpower.net

BZA
Case No. 16791
Exhibit No. 75

Board of Zoning Adjustment
District of Columbia
CASE NO.16791
EXHIBIT NO.75

Please feel free to call me if you have any questions (202) 547-7131.

Sincerely,

Ellen Opper-Weiner
Vice Chair

Cc: David Clark
Theresa Lewis
Eric Price
Andrew Altman
Jerrily Kress
Gregory Cure