ADVISORY NEIGHBORHOOD COMMISSION 1B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

P.O. Box 73710
Washington, DC 20056-3710

March 13, 2002

Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

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RE: 1358 Girard Street
BZA Application No. 16803

Dear Mr. Griffis:

At your request, this letter is to follow-up on my letter of February 14, 2002 regarding the above-listed BZA Application. As I stated in that letter, at the regularly scheduled meeting of Advisory Neighborhood Commission 1B (proper notice of which was given) on February 7, 2002, at which a quorum (seven members required) of eight members were present, the members of the ANC voted by a vote of 3 in favor, 2 opposed and 2 abstentions, to support the application for a lot area variance to allow 3 units at 1358 Girard Street, a property zoned R-4 for a two-unit flat.

During the discussion of the application, members of the community brought to the attention of the ANC that forged letters of support had been submitted to the BZA by the developer. The developer admitted that one of his (now former) employees forged the signature of neighbors on the letters placed in the BZA file. He further stated that those letters had been removed from the file and that he would have letters signed by those individuals actually supporting him at the hearing. Allegations also were made that the developer paid a bribe to those neighbors to gain their support. The developer denied the payment was a bribe and indicated that the payment was an advance to insure that he repaired damage to the neighbors property. Finally, allegations were made that the developer improperly removed documents from the BZA file. The developer denied those allegations.

During the discussion, Commissioners asked questions about the allegations, the previous status of the property (which the developer stated had been three units, citing the existence of three gas meters as proof) and the cost of the condominiums the developer seeks to sell in the condominium.

The Single Member District Commissioner for the area, Calvin Woodland, Jr., voted against the variance. Mr. Woodland indicated on the record that he was voting against the proposal because the developer never contacted him, either before the November ANC meeting when the Application first appeared on the ANC (and the developer did not appear), or after the

BZA
Case No. 16803
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16803
EXHIBIT NO.36

January ANC meeting (when the discussion was tabled, but the developer was present) as the developer had promised Mr. Woodland. The record of the ANC meeting does not indicate which commissioner cast the second vote in opposition or which two commissioners abstained.

If you should have any questions, you may contact me on 202-797-0969.

Sincerely,

Glenn J. Melcher
Chairman