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15 February 2002

District of Columbia Board of Zoning Adjustment
441 Fourth Street, NW
Washington, DC 20001

By hand

Re: Appeal No. 16830 (Appeal of ANC 2A re 909 Hughes Mews, NW)

Dear Members of the Board:

Pursuant to the instructions at Tuesday's hearing, Appellant Advisory Neighborhood Commission 2A submits the following response and additional exhibit.

The question arose at the hearing as to whether Queen Anne's Lane is an alley or road. The ANC submits herewith a memorandum from the Department of Public Works ("DPW") confirming the ANC's testimony that rehabilitation of that alley is proceeding under a program to enhance "special alleys," based on their historic character. The DPW memorandum and accompanying list of affected alleys specifically includes Queen Anne's Lane and establishes that Queen Anne's Lane is viewed and treated by the District government as an alley. Evidence already in the record (ANC Ex. 1 and Nasseri Ex. C) demonstrates that this alley is less than the 30 foot width required under 11 DCMR § 2507.2.

Thank you for your consideration of these matters.

Very truly yours,

Cornish F. Hitchcock

cc: Zoning Administrator (by hand)
Raouf M. Abdullah, Esq. (by hand)
Paul A. Tummonds, Jr., Esq. (by facsimile and mail)

BZA
Case No. 16830
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16830
EXHIBIT NO.27

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
District Division of Transportation

Design, Engineering and
Construction Administration

MEMORANDUM

To: Elizebeth Elliott, Chairperson
Foggy Bottom and West End
Advisory Neighborhood Commission - 2A

From: Tchako Ngandjui
Program Manager, Ward 1 & 2

Date: February 14, 2002

Subject: Rehabilitation of Special Alleys
Foggy Bottom, Historic District - ANC - 2AO3

The following alleys in Foggy Bottom Historic District have been designated for re-habilitation work starting spring 2002;

1. Hughes Mews, N. W., between 25th & 26th. Streets. and I . & K Streets.
2. Queen Ann's Mews, N. W., between 25th. & 26th. Streets. and I. & K Streets.
3. Snows Court, N. W., between 24th. & 25th. Streets. and I. & K Streets.

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DISTRICT OF COLUMBIA
Department of Public Works

Rehabilitation of Historic Alleys

ALLEY NO.	DESIGNATION	LOCATION	EXISTING SURFACE	PERCENTAGE REUSABLE	DESIGN SURFACE	AREA S.Y.	UNIT CONSTR. COST	CONSTR. COST	SALVAGED MATERIAL COST	NET CONSTR. COST	SURVEY & ENGINEERING (25%)	REMARKS
		TASK 1			**Asphalt Block Alleys**							
1	Rumsey Court S.E. Capitol Hill	Between 1st & 2nd St. and C & D St. S.E.	Asphalt Blocks	90%	Asphalt Blocks	1,759	$160	$281,000	$66,000	$215,000	$70,000	
2	Alleys parallel to 1500 block of R Street N.W.	Between R St. & Corcoran St. N.W.	Asphalt Blocks	20%	Asphalt Blocks	984	$160	$157,000	$8,000	$149,000	$39,000	
3	Public Alley Mount Pleasant N.W.	Between Walbridge Pl. & 19th St. and Park Rd. & Lamont Pl. N.W.	Asphalt Blocks & Concrete	10%	Asphalt Blocks	1,740	$160	$278,000	$7,000	$271,000	$70,000	
4	Public Alley Dupont Circle, N.W.	Between 14th St. & 15th St. and Swann St. & T St.	Asphalt Blocks	15%	Asphalt Blocks	1,056	$160	$169,000	$7,000	$162,000	$42,000	
5	Alley Parallel to Columbia Rd., Mt. Pleasant N.W.	Between 11th St. & 13th St. Entrance from Columbia Rd. and Irving St.	Asphalt Blocks	50%	Asphalt Blocks	1,317	$160	$211,000	$27,000	$184,000	$53,000	
6	Public Alley Dupont Circle, N.W.	Between 15th St. & 16th St. and Q St. & Corcoran St.	Asphalt Blocks	80%	Asphalt Blocks	878	$160	$140,000	$29,000	$111,000	$35,000	
7	Public Alley Dupont Circle, N.W.	Between 15th St. & 16th St. parallel to P St.	Asphalt Blocks & Concrete	0%	Asphalt Blocks	1,186	$160	$190,000	$0	$190,000	$48,000	
8	Public Alley Mount Pleasant N.W.	Bounded by Park Rd., Lamont St. 17th, and 18th Street	Asphalt Blocks	40%	Asphalt Blocks	1,662	$160	$266,000	$28,000	$238,000	$67,000	
9	Public Alley Mount Pleasant N.W.	Bounded by Park Rd., 19th St. Ingleside Terr. & Rock Creek Park	Asphalt Blocks	20%	Asphalt Blocks	1,867	$160	$299,000	$16,000	$283,000	$75,000	
10	Public Alley Mount Pleasant N.W.	Bounded by Monroe, Newton, 18th, and 19th Street	Asphalt Blocks	50%	Asphalt Blocks	1,198	$160	$192,000	$25,000	$167,000	$48,000	
11	Alleys North & South of Park Road N.W.	South and parallel to Park Rd. from 18th to 19th Street	Asphalt Blocks	70%	Asphalt Blocks	2,049	$160	$328,000	$60,000	$268,000	$82,000	
12	Public Alley Mount Pleasant N.W.	Bounded by 18th St., 19th St., Kenyon St. & Kilborne Place	Asphalt Blocks	30%	Asphalt Blocks	1,173	$160	$188,000	$15,000	$173,000	$47,000	
13	Terrace Court N.E.	Between 2nd & 3rd Streets, N.E.	Asphalt Blocks	10%	Asphalt Blocks	958	$160	$153,000	$4,000	$149,000	$38,000	
Sub-Total Asphalt Blocks						**17,827**		**$2,852,000**	**$292,000**	**$2,560,000**	**$714,000**	
		TASK 3			**Cobblestone Alleys**							
14	Public Alley Adams Morgan N.W.	Parallel to Vernon St. & California St. from 18th to 19th St. N.W.	Cobblestone & Asphalt Blocks	10%	Cobblestone	1,034	$289	$299,000	$4,000	$295,000	$75,000	
Sub-Total Cobblestone						**1,034**		**$299,000**	**$4,000**	**$295,000**	**$75,000**	
					Red Brick Alleys							
15	Hughes Miews Foggy Bottom, N.W.	Between 25th & 26th Street and I (eye) Street & K Street N.W.	Asphalt on Red Brick	0%	Red Brick	1,674	$171	$286,000	$0	$286,000	$72,000	
16	Queen Ann's Miews Foggy Bottom, N.W.	Between 25th & 26th Street and I (eye) Street & K Street N.W.	Asphalt on Red Brick	0%	Red Brick	287	$171	$49,000	$0	$49,000	$12,000	

Rehabilitation of Historic Alleys

ALLEY NO.	DESIGNATION	LOCATION	EXISTING SURFACE	PERCENTAGE REUSABLE	DESIGN SURFACE	AREA S.Y.	UNIT CONSTR. COST	CONSTR. COST	SALVAGED MATERIAL COST	NET CONSTR. COST	SURVEY & ENGINEERING (25%)	REMARKS
17	Snows Court Foggy Bottom, N.W.	Between 24th & 25th Street and I (eye) Street & K Street N.W.	Asphalt on Red Brick	0%	Red Brick	2,502	$171	$428,000	$0	$428,000	$107,000	
18	Library Court S.E. Capitol Hill	Between Independence Ave & A St. and 3rd & 4th St. S.E.	Red Brick, Stone Concrete	70%	Red Brick	1,716	$171	$293,000	$50,000	$243,000	$73,000	
19	Brown's Court S.E. Capitol Hill	Between Independence Ave & A St. and 6th & 7th St. S.E.	Red Brick & Conc. Patches	50%	Red Brick	2,087	$171	$357,000	$43,000	$314,000	$89,000	
20	Alleys parallel to 1300 block of R Street N.W.	Between R St. & Corcoran St. N.W.	Red Brick	50%	Red Brick	734	$171	$126,000	$15,000	$111,000	$32,000	
21	Pedestrian Alley Adams Morgan N.W.	Adjacent to 1714 Summit Place	Red Brick	50%	Red Brick	645	$171	$110,000	$13,000	$97,000	$28,000	
22	Public Alley Howard Univ. area, N.W.	Between 12th St. & 13th St. and T St. & U St.	Red Brick	20%	Red Brick	2,111	$171	$361,000	$18,000	$343,000	$90,000	
23	Alley North of Newport Pl. Dupont Circle, N.W.	Between N & O Streets from 21st St. N.W.	Red Brick, Yellow Brick	50%	Red Brick	726	$171	$124,000	$15,000	$109,000	$31,000	
24	Alley South of Newport Pl. Dupont Circle, N.W.	Between N & O Streets from 21st St. N.W.	Red Brick, Yellow Brick	50%	Red Brick	914	$171	$156,000	$19,000	$137,000	$39,000	
25	Public Alley Dupont Circle, N.W.	South of 1700 block U Street	Red Brick	60%	Red Brick	958	$171	$164,000	$24,000	$140,000	$41,000	
26	Public Alley Mount Pleasant N.W.	Bounded by Park Rd., Monroe St. 18th, and 19th Street	Red Brick	60%	Red Brick	1,379	$171	$236,000	$34,000	$202,000	$59,000	
27	Alleys North & South of Park Road N.W.	North and parallel to Park Rd. from 18th to Mt Pleasant Street	Red Brick	60%	Red Brick	1,268	$171	$217,000	$32,000	$185,000	$54,000	
28	Public Alley Dupont Circle, N.W.	Between 13th & 14th St. and U Street & Walach Place	Red Brick & Conc.	5%	Red Brick	863	$171	$148,000	$2,000	$146,000	$37,000	
Sub-Total Red Brick						**17,864**		**$3,055,000**	**$265,000**	**$2,644,000**	**$764,000**	

TASK 4

Yellow Brick Alleys

29	Banks Street Georgetown, N.W.	From M St. to Prospect St.	Yellow Brick with concrete patches	30%	Yellow Brick	800	$171	$137,000	$10,000	$127,000	$34,000	
30	Alleys North of Duddington Pl. Capitol Hill (S.E.)	Between 1st & 2nd St. and E & F St. S.E.	Yellow Brick	60%	Yellow Brick	1,117	$171	$191,000	$28,000	$163,000	$48,000	
31	Alleys South of Duddington Pl. Capitol Hill (S.E.)	Between 1st & 2nd St. and E & F St. S.E.	Yellow Brick	60%	Yellow Brick	1,117	$171	$191,000	$28,000	$163,000	$48,000	
32	Gessford Street S.E. Capitol Hill	Between C St. & Independence Ave and 11th & 12th St. S.E.	Yellow Brick	60%	Yellow Brick	2,109	$171	$361,000	$53,000	$308,000	$90,000	
33	Alley in Square 2549 Adams Morgan N.W.	Between Minwood Pl. & Baltimore St. and 19th Street	Yellow Brick	60%	Yellow Brick	1,520	$171	$260,000	$38,000	$222,000	$65,000	
34	Alleys in Squares 3113 off Thomas St. N.W.	Between T & U Streets and 1st & 2nd St. N.W.	Yellow Brick	50%	Yellow Brick	1,009	$171	$173,000	$21,000	$152,000	$43,000	
35	Alleys in Squares 3114 off Thomas St. N.W.	Between T & U Streets and 1st & 2nd St. N.W.	Yellow Brick	50%	Yellow Brick	1,000	$171	$171,000	$21,000	$150,000	$43,000	