MEMORANDUM

RE: Application to the Board of Zoning Adjustment regarding 4517 Georgia Avenue, N.W.

"Statement of existing and intended use ... number of families or household units, if any, the building is designed to accommodate."

RECEIVED
D.C. OFFICE OF ZONING
2002 JUN 13 PM 1:57

To the Board of Zoning Adjustment:

This memorandum explains the current and intended use of the lot 4517 Georgia Avenue, N.W.

Current Use:

The lot was originally occupied by a decaying building. To the best knowledge of the current owner, the previous owners stopped paying the real estate tax on the property in 1989, and the building was condemned by Washington, D.C. as a nuisance and taken down. Only the basement remains at this point.

The lot is very much neglected. Several old vehicles have been dumped there. Also, the landscaping has been neglected. For example, there were two dead trees on the property which posed a hazard. Both dead trees have already been removed by the current owner.

Proposed Use:

The current owner is proposing to build a small apartment building with five (5) units, similar to the existing apartment building next door at the corner of Allison Street and Georgia Avenue.

Each unit will be a 2-bedroom/1 bath apartment with approximately 1000 square feet.

BZA
Case No. 16919
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO.16919
EXHIBIT NO.8

The proposed building will match the existing apartment building next door in terms of height and set-backs. Our intention is to have the proposed building "fit in" with the existing buildings.

We believe that the proposed building will be a benefit to the neighborhood for the following reasons:

(1) It will occupy a desolate and long-abandoned lot that is basically a dumpster and haven for illicit drug activity. We will make an utmost effort to clean up the lot and surrounding areas;

(2) The building will be attractive and built according to the highest architectural and construction standards. For example, the walls will be solid masonry, and the floors will be concrete;

(3) it will hopefully bring young professionals into the area, since we are gearing the architectural design to be attractive to such people; also the price will be competitive compared to other new housing in the City;

(4) We will make an utmost effort to make improvements not only on the lot, but also nearby. For example, we have already removed two large dead trees that represented a hazard because they could have fallen on the sidewalk and Georgia Avenue. Also, we have made an inventory of all missing trees in the surrounding blocks, and have notified DC Trees and Landscaping to please replace them. We have contacted the contractor in charge of trees along Georgia Avenue, and made requests to replace all missing tress in the 4200-4700 blocks of Georgia Avenue. Finally, we have requested DC to remove all abandoned vehicles there, including in the alley behind, which is a breeding ground for rats.

(5) To the best of our knowledge, we are complying with all legally required set-backs (for example, 8 feet on each side from the property line, 20 feet in the back).

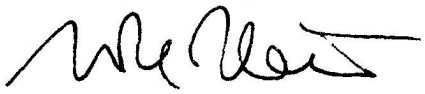
(6) We have contacted the neighbors. For example, we have discussed the project with the owner of the adjacent apartment building at Georgia & Allison, Ms. Hiller, who has expressed strong support. We have spoken with the next door neighbor on the left, Ms. McCloud (#4519), and the neighbor next to it, Ms. Tiandra (#4521). We will make a continued effort to personally speak with more neighbors.

(7) The plans for the building were drawn up by an architect who works in Ward 4, knows the neighborhood, and in fact has his office on Georgia Avenue, Mr. Walker of Walker & Associates.

(8) Finally, we have cleared the title on the property which carried several liens, and its property taxes hadn't been paid since 1989. All of the necessary tax payments have been made.

We request that you consider our application favorably.

Very truly yours,



Mike Meier

ATTACHMENT: Previous letter of May 23, 2002, sent to ANC 4C