2129 10th St., NW
Washington, DC 20001
January 23, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB -5 PM 3:32

Board of Zoning Adjustment
441 4th St., NW
Suite 210-S
Washington, DC 20001

Re: Application Number 16986

Dear Sir or Madam:

I recently received notice of a March 11 hearing on Application Number 16986 and hereby submit my written views about this case for your consideration. I also request party status in the case and am enclosing Form 140 for that purpose.

I am the owner of the property immediately adjacent to the property for which variances are requested for the construction of a 4 unit apartment house. That property, 2131-2133 10th St., NW, currently has a small existing structure. The full length of the north wall of my house, at 2129 10th St., NW, is a party wall shared with that structure now existing on 2131-2133 10th St., NW. The construction of a new apartment house on 2131-2133 10th St., NW would require the demolition of that existing structure with which I share a wall. I am concerned that the demolition and subsequent construction on the site would damage that party wall and possibly the other walls and structures of my house.

My second concern has to do with the rear of the property. My property currently has access from the rear of my house to W St. via a walkway along the back wall of the structure currently on 2131-2133 10th St. I am concerned that the walkway area, which is not an alley and does not allow for vehicle access but only for foot traffic, would be used for garbage and trash collection for the proposed building or for other purposes that would pose sanitation issues and/or block or interfere with my current access to W St. The placement of any garbage and trash facilities for a 4 unit building would be very problematic since 2131-2133 is a corner lot. The rear of any building on that lot would necessarily be the side of a neighboring house and inappropriate for such facilities for a large building. The only possible location of such facilities for any proposed building would be on either the 10th St. side or the W St. side of the building and would have to be constructed and situated in a manner suitable for a street-side location.

Thank you for your attention to my concerns regarding the proposed variances for 2131-2133 10th St., NW.

Sincerely,

Michael W. Bowers

BZA
Case No. 16986
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 16986
EXHIBIT NO. 25

Form 140
(Revised 03/15/02)

Case No. 16986

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Bowers	Michael	W.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2129 10th St. NW		Wash	DC	20001

Phone No.	Fax No.	E-Mail
202-306-0016		MICHELL.BOWERS@GSA.GOV

I hereby request to appear and participate as a party. Signature: Michael Bowers Date: 2/2/03

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel ☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
My house shares a party wall with the structure currently located on the property subject of the proposed action and could suffer structural damage during demolition & construction as proposed. My current street access also could be blocked at the rear of my property. The location of garbage facilities for the proposed building also will impact my property.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
Owner

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.) I am immediately adjacent AND share a party wall with the property subject of the appeal

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied? 1. Structural damage to my house caused by demolition of current structure + construction of new structure is possible
2. Sanitation problems from garbage/trash facilities of 4 unit building possible.
3. Current access to street from rear of my property may be blocked

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied. At this time I expect no additional problems beyond those outlined in question 4.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.
My house is presently attached to the structure currently located on the property which is the subject of the proposed action and the demolition + new construction is likely to affect the structure of my house.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

JAN 16 2003

APPLICATION NUMBER 16986
TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, March 11, 2003. Your attention is invited to the following application:

> **Application of Loder & Gravett, LLC,** pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, and a variance from the closed court requirements under section 406, to construct a 4 unit apartment house in the R-5-B District at premises 2131 – 2133 10th Street, N.W. (Square 358, Lots 58 and 59).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR 3106.2. Section 3106 is enclosed for your information.

This case is in Advisory Neighborhood Commission 1B. This case will be heard between 9:30 a.m. and 12:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

Sincerely,

JERRILY R. KRESS, FAIA
Director

(SEE REVERSED SIDE)