

**OUTLINE OF TESTIMONY OF  
Gail Montplaisir  
BZA APPEAL NO. 17109  
1819 BELMONT RD., N.W.**

**I. Introduction**

Copy of Bio and Resume are included.

**II. Brief Overview**

Q: Ms. Montplaisir, could you please give the Board a brief overview of this project, i.e., when it started, the permits you received, and the progress of construction?

1. Montrose LLC contracted for the property in spring of 2002; NSA began working on design/drawings spring/summer 2002;
  - a. Feasibility study consisted of
    - i. zoning research - R-5 D which allows 90 height, 80% lot occupancy and 3.5 FAR,
    - ii. historic status and question of any historic pending - not historic, no pending applications
    - iii. Financial feasibility - cost to acquire, cost to renovate, estimated sales
2. We filed for permits on December 19, 2002; we received 2 of permits – demolition and foundation/excavation pending settlement;
3. Settlement - January 10, 2003.
4. Made application for curb cut, tree removal and driveway - Mid January 2003
5. Initial permits posted on or about January 11, 2003 - as demo proceeded, there were no windows on the main level, therefore the permits were first transferred to a first floor window, and then, transferred to the right of the front door at the electric panels. The inspectors saw them each time they came for an inspection.
6. Building permit issued March 11, 2003 - permit copied and posted March 12, 2003. Posted in the same location as the other permits - outside of the building, to the left of the front door at the electric panels.
7. Met with ANC/ZPT committee - March 19, 2003.
  - a. Showed site plan, plan of proposed garage level, plan of Unit 1 and elevation showing the garage door and the entire facade of the building as well as shaded representations of the buildings to the east and the west.
  - b. Ann Hargrove commented at the time that the garage door was unattractive - elevation is only place where the garage door is shown.
8. The majority of the framing of the addition and roof structures were completed on or about September 1, 2003.
9. A Stop Work Order was issued September 12, 2003 based on issues raised by KCA and Council Member Graham.

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10. We then met with Denzil Noble and Faye Ogunneye to resolve the height issues, the Stop Work Order was lifted after 3 weeks and revised permits were issued in October and work recommenced.
11. October 1 Hargrove "request" for drawings - After the ANC meeting of October 1, 2003, Ann Hargrove asked me to give her plans since she was not able to get them from DCRA. I told her specifically that DCRA requested copies from us which we supplied to them; I expressed my concern at providing drawings that should come from DC - the official drawings. I also told her that if she was not able to get them from DCRA that she should call me in my office; we gave her a card with the phone numbers. I specifically told Ms. Hargrove that I would be happy to discuss the project with her at any time and that I would appreciate a call. No call was ever forthcoming.