Support for the Advisory Neighborhood Commission (ANC) 7B
Opposition to Lot Size Variance Request

The Beech Center, Inc. has applied for a variance from the lot area requirements for lots 70 and 71(the regulations require irregular shaped lots to be a minimum of 5000ft2; the lots in question are 4256 ft2 each) in order to build two single-family houses between the existing residences of 3135 and 3147 Westover Drive.

At a regularly scheduled and well-publicized public meeting of ANC 7B on February 19, 2004, with all Commissioners present, and after discussion by the applicant and concerned citizens, the ANC 7B voted unanimously to oppose the application of the Beech Center. Inc request. The ANC resolution states"

"Be it resolved that for public safety and to minimize risk to surrounding properties, ANC 7B opposes the application of Beech Center, Inc., pursuant to [DC Municipal Regulations] .....for a variance from the lot area requirements in order to allow the construction of two new single family detached dwellings...."

The reasons for opposing the application are:

- The most critical concern is the soil composition which is classified as having" poor potential for use as building sites because of slope and poor stability (Department of Agriculture Soil Survey of Washington DC)." It is frequently called "marine clay" and is classified as a "problem soil." It can squeeze out from under foundations allowing footings or basements to crack and settle. The soil is difficult to stabilize and frequently slides, slumps, or flows.
- The lots are not just irregular in the horizontal plane but have extreme slopes possibly reaching 60 degrees. Their topography is harsh and dramatic.
- The lots are located at the most vulnerable point of the landscape, right at the sharpest bend in the road. Houses on either side are built on much larger areas than the regulatory requirements to minimize the impact of the poor soil and terrain. This is the reason the lots have not been used for construction earlier.
- The neighborhood has had a number of very bad experiences with construction on this type of soil. Many examples were cited at the meeting including a landslide at this very site.

We, the undersigned, who live in the close proximity of the variance request, support the decision of the ANC.

	Name	Address
1	Eric Rosen	3175 Westover Dr., S.E. 20020
2.	Vicki Conrad-Rosen	3175 Westover Drive, S E 20020
3.	Paula Spaulding	3180 Westover Drive, SE 20020
4.	Shawnita Reaper	3176 Westover Drive SE 20020
5	Tayshona Reaper	3176 Westover Drive SE 20020
6	Sharnice Reaper	3176 westover Drive SE 2002
7	Alia Reaper	3176 westover Drive SE 20020
8	Jerrell Reaper	3176 westover Drive SE 2002
9	Carmen Rice	3184 westover Dr. SE.
10	Denise Authorson	3190 Westover SE 20020

BZA
Board of Zoning Adjustment
District of Columbia
Case No. 17123
Exhibit No. 29

CASE NO. 17123
EXHIBIT NO. 29

	Name	Address
11.	Julian Moreland II	1784 31st St S.E Washington, D.C 20020
12.	Adrian Williams	3113 Westover Dr. S.E Wash, D.C. 20020
13	Felon Knight	3121 Westover Dr. SE. Washington
14	Brelynn Knight	3121 Westover Dr. SE. Wash D.C.
15.	Romanette Corbett	3121 Westover Dr SE DC 20020
16	Alexis Simmons	3117 Westover Dr SE DC 20020
17	Kevin Sapp	3174 Westover Dr. SE 20020
18	Kawk Jawab	3176 Westover Dr. SE. D.C. 20020
19	Andrea Daniels	3176 Westover Dr. 20020
20	Kathleen Williams	3176 Westover Dr S.E 20020
21	Lenatta Thompson	1620 29th Street, S.E. 2002
22	Marc Darrell	1620 29th Street S.E. 20020
23	Daryl Thompson	1620 29th Street SE 20020
24	Tamar Cunningham	1620 29th Street S.E. 20020
25	Zita Darrell	Piny 29th Street, S.E. 20020
26	Diana McComb	Piny branch Road 1613 2001
27	Kiesha Thompson	Piny branch Road 1613 2001
28	Natalie Thompson	Piny branch Road 1613 2001
29	Richie McComb	Piny Branch Road 1613 2001
30	Reshena McComb	Piny Branch Road 1613 2001
31	Anthony Thompson	Piny Branch Road 1613 2001
32	Frederick McComb	Piny Branch Road 1613 2001
33	Shamika Thompson	Piny Branch Road 1613 2001
34	Shannon Saunders	1620 28th St SE apt 4
21	Jennifer Hill	1717 31st SE DC 20020
22	[illegible]	3180 Westover Dr. SE
23	Helen F. Bouce	3124 Westover Drive, S.E.
	Carolyn W Kelly	3138 Westover Dr. SE
	Thomas J. Kelly	3138 Westover Dr. SE

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Name	Address
Thomas J. Kelly	3138 Westover Dr. SE
Carolyn W. Kelly	3138 Westover Dr SE
John Judge	3147 WESTOVER DR SE
Clarence Doer	3146 Westover Dr SE
SARAH HATCH	3148 WESTOVER DR SE
Paul L Roll	3153 Westover Dr SE
[illegible]	3156 Westover Dr SE
Eugenia C Hames	3135 Westover Drive SE
Lisa Dickerson	3128 Westover Dr. SE
[illegible]	3190 Westover Dr SE