GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

October 27, 2004

Johanna Groenewald
Rudolf Bertrang, P.A.
3615 Newark Street, N.W.
Washington, D.C. 20016-9429

Re: BZA Application No. 17206 (3607 Newark Street, N.W.) Michael and Shaun Jones

Dear Ms. Groenewald and Mr. Bertrang:

The Office of Zoning (OZ) received your faxed letter (attached) on October 26, 2004. Please be advised that the record in the above-cited application is closed. As such and in accordance with 11 DCMR subsection 3121.9, your letter is being returned to you.

In deference to your interest in this matter, please be advised that the Board of Zoning Adjustment (Board) did consider the request for party status submitted by Louise Mann-Kenny at the September 21, 2004, public hearing. The OZ has no record of receiving a party status application from you in this matter. A copy of the transcript of the hearing is available for your review on our web site at www.dcoz.dc.gov. Alternatively, you may also review the application record and the hearing transcript by visiting the OZ Monday through Friday, between the hours of 8:30 AM and 5:00 PM. Please call Richard S. Nero, Jr., Chief, Support Services and Quality Control at (202) 727-6311, if you have any questions relevant to the foregoing.

SINCERELY,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

Attachment
rsn

BZA
Case No. 17206
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17206
EXHIBIT NO. 28

1K/ED

Fax No 7276072

Ms. Jerrily R. Kress, FAIA
Director Office of Zoning
Suite-2103
441 Street, N.W.
Washington, D.C. 20001

27. October, 2004

Re.: Application No 17206
Historic Restoration & Expension
3607 Newark Street, N.W. - D.C.

Dear Ms. Kress.

We have only recently been able to obtain a copy of the decision made by the Board on September 23, 2004, and are very much surprised to see on what basis the decision was rendered.

There was neither a mention of the objections that we had submitted, copy enclosed, nor was there any mention of the objections that were submitted by the Mann-Kenney families who's property also immediately adjoins the subject property at 3607 Newark Street.

We should like for the matter to be reviewed, and immediate precautionary measures to be taken to prevent any building permits to be issued that are adverse to our stated interests.

Sincerely,

R. Bertrang P.A.

Johanna Groenewald,
Rudolf Bertrang, P.A.

3615 Newark Street, N.W.
Washington, D.C. 20016-9429

Fax No: 202/3634062

Zoning Change

Form 140
(Revised 03/15/02)

3607 Newark St.N.W. - DC
Historic Victorian Restoration
PARTY STATUS APPLICATION

Case No. 17206

Notice: Click Here for Application Form Instructions

Name:*	Johanna Groenewald and Rudolf Bertrang						
Address:*	3615 Newark Street, N.W.	City:*	Washington	State:*	D.C.	Zip:*	20016
Phone:*		Fax:	3634062	Email:			

*1 Can also be opposed by sending in this form, or by letter.

I, hereby request to appear and participate as a party. Signature: R. Bertrang, P.M. Date:* 15.Sep.04

Will you appear as a(n) Proponent (must be present at the hearing)?	☐	Proponent	☒	Opponent	Will you appear through legal counsel	☐	Yes	☒	No

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

Name:							
Address:		City:		State:		Zip:	
Phone:		Fax:		Email:			

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?*

The 60% lot coverage would cause a lessening of value of our real estate property. It would eliminate the morning sunshine and reduce the general daylight.

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

Owners/trustees.

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.)*

Immediately adjoining.

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?*

The reduction of the quality of live. 3607 would be the only 2 1/2 story structure covering more than the allowed 40% of lot and extending this far into the rear yard beyond all other ~~single~~ single residential houses in this block.

*1 According to Rick Nero, Dep. Chief. 727.2806

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.*

The appearance of the, at least by 1/3rd enlarged structure would adversely effect the (adjoining) Victorian house which, is a historic landmark that heretofore has always been admired by local house tours.

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.*

Please see 1,4,and 5.

Print Preview | Clear Form

We are not adverse to the granting of a waiver of the eight foot set back law (from the property line) in order to allow a widening of the structure at 3607 on both sides. Nor do we object to the creation of a 100% lower level under the structure, or remodeling the attic level for additional living space, as long as the main building does not extend past the adjoining neighboring houses on the left and the right!