GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
POST OFFICE BOX 77761
WASHINGTON, D.C. 20013

TELEPHONE: 832-1965/1966
www.anc5c.org

RECEIVED
D.C. OFFICE OF ZONING
2005 APR -5 AM 8:02

FACSIMILE

TO: **Sherri Pruitt, Secretary**
Board of Zoning Adjustment

Chairperson Geoffrey Griffis
Board of Zoning Adjustment

DATE: 4/4/2005

FAX #: **202-727-6072**

FROM: **James D. Barry, Jr., Chairperson**

NO. of PAGES: 4

FAX #: **202-824-2819**

SUBJECT: **Application No. 17298 – of Tashir Lee,** pursuant to 11 DCMR 3103.2, for a variance from the lot occupancy requirements under Section 403, a variance from the side yard requirements under section 405, a variance from the minimum lot area requirements under section 401.1; and a variance from the off-street parking requirements under subsection 2101.1, to allow the conversion of an existing apartment house from 4 units to 6 units in the R-4 District at premises 1507 4th Street, N.W. under subsection 2001.3, to allow the construction of a three story addition to a row dwelling, in the R-4 District at premises 2304 1st Street, N.W., (Square 521, Lot 835).

Please hand-deliver to Chairman Griffis and/or Secretary Pruitt, upon arrival. This case is scheduled to be heard between 1:00 p.m. and 6:00 p.m. on April 5, 2005. Thanks!

JDB

BZA
Case No. 17298
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17298
EXHIBIT NO. 32

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
680 RHODE ISLAND AVENUE, N.E., SUITE H-4
WASHINGTON, D.C. 20002

TELEPHONE: 832-1965/1966 - FAX: 832-1969
www.anc5c.org

March 31, 2005

Chairperson Geoffrey Griffis
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

Attention: Sherri Pruitt, Secretary

RE: **Application No. 17298 – of Tashir Lee**, pursuant to 11 DCMR 3103.2, for a variance from the lot occupancy requirements under Section 403, a variance from the side yard requirements under section 405, a variance from the minimum lot area requirements under section 401.1; and a variance from the off-street parking requirements under subsection 2101.1, to allow the conversion of an existing apartment house from 4 units to 6 units in the R-4 District at premises 1507 4th Street, N.W. under subsection 2001.3, to allow the construction of a three story addition to a row dwelling, in the R-4 District at premises 2304 1st Street, N.W., (Square 521, Lot 835).

Dear Chairperson Griffis:

This letter is written to formally and respectfully request that the D.C. Board of Zoning Adjustment waive the "seven day filing requirement for written reports from ANC's" pursuant to 11 DCMR 3307.1, in order that the attached report may become a part of the official record in the above-referenced case.

We thank you in advance for our favorable response to our request for a waiver of the seven day filing requirement for written reports from ANC's; indeed, we trust that the attached report will be given a chance to receive the "great weight" to which it is entitled.

Yours truly,

James D. Berry, Jr.
Chairperson

JDB

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
POST OFFICE BOX 77761
WASHINGTON, D.C. 20013

TELEPHONE: 832-1965/1966
www.anc5c.org

March 31, 2005

Chairperson Geoffrey Griffis
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

Attention: Sherri Pruitt, Secretary

RE: **Application No. 17298 – of Tashir Lee**, pursuant to 11 DCMR 3103.2, for a variance from the lot occupancy requirements under Section 403, a variance from the side yard requirements under section 405; a variance from the minimum lot area requirements under section 401.1; and a variance from the off-street parking requirements under subsection 2101.1, to allow the conversion of an existing apartment house from 4 units to 6 units in the R-4 District at premises 1507 4th Street, N.W. (Square 521, Lot 835).

Dear Chairperson Griffis:

I write to inform you that the officers and members of Advisory Neighborhood Commission 5C (ANC 5C) met on Tuesday, March 15, 2005 at its regular monthly meeting to consider, among other issues, the above-referenced application. For the record, please note that this meeting was held at the Paul Laurence Dunbar Senior High School, 1301 New Jersey Avenue, N.W.; that the public was given timely and appropriate notice of the date, location and hours of the meeting; and that a quorum of our membership was present and voting at the time that a decision was made concerning the issue.

Specifically, Mr. Lee and his representative made a presentation of the applicant's plans at this meeting, essentially, suggesting that Mr. Lee's proposal would have no adverse impact upon the surrounding community, if allowed to be implemented by the BZA. In addition, there was no opposition to the applicant's proposed plans expressed by those neighborhood residents who were in attendance at the meeting and, since that time, we have not been made aware of any opposition to this project from members of the community-at-large.

After posing a series of questions to Mr. Lee and his representative, ANC 5C eventually voted to support Mr. Lee's application, essentially, concurring with the opinion that the implementation of the applicant's plans would have no significant adverse impact upon the surrounding neighborhood of which it could determine. There was some concern raised by

certain residents and members of ANC 5C about the consistency of Mr. Lee's proposal with the Victorian architectural style that is reflected in most of the homes in this area and Mr. Lee was asked to consider the possibility of modifying his proposed design in order to make it more consistent with those of the other homes in the neighborhood. In addition, it was suggested to Mr. Lee that he seriously consider the issue of affordability as he decides upon a price for his proposed condominiums. That is to say, housing prices in the community in which the subject site is located are escalating at a phenomenal rate at this point in time and neighbors are rightly concerned about the property tax implications for them when properties are priced and sold at exorbitant and highly inflated rates.

Notwithstanding the concerns raised above about Mr. Lee's proposal, ANC 5C did not believe them to be so substantial as to recommend the rejection of this application. Hence, we encourage you to give Tashir Lee the special relief that he is requesting in the instant case.

If you have any questions about the position of ANC 5C on this matter and/or the contents of this letter, please don't hesitate to contact me at (202) 824-2803, Monday through Friday, between the hours of 9:00 a.m. and 5:30 p.m., or at (202) 387-8520 during the evening hours.

On behalf of the officers and members of ANC 5C, I thank you in advance for seriously considering our position concerning this application and for giving our views on the matter the "great weight" to which they are entitled.

Yours truly,

James D. Berry, Jr.
Chairperson

cc: Members, ANC 5C

JDB