BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

Application of Michael Taylor, pursuant to 11 DCMR pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing single-family detached dwelling under section 223, not meeting the lot occupancy (section 403), side yard (section 405), and nonconforming structure provisions (subsection 2001.3) requirements in the R-1-B District at premises 6919 6th Street, N.W. (Square 3191, Lots 19 and 811)	) No. 17349

REQUEST FOR PARTY STATUS

Pursuant to 11 DCMR § 3106, Friends and Neighbors of Square 3191, and the individual homeowners whose names and addresses are identified below (hereinafter referred to collectively as "Friends and Neighbors of Square 3191"), hereby file this motion to appear as a party in opposition to the above-captioned application filed by Michael Taylor for a special exception to allow an over-sized rear addition to an existing single-family dwelling located at 6919 6th Street, N.W., in the Takoma Historic District. Friends and Neighbors of Square 3191 will be represented in this proceeding by Andrea C. Ferster, 1100 17th Street, N.W. 10th Fl., Washington, D.C. 20036. Letters authorizing the undersigned counsel to represent Friends and Neighbors of Square 3191 in this proceeding are attached hereto.

Friends and Neighbors of Square 3191is an unincorporated association formed to promote and support the historical residential character of Square 3191 and other surrounding residential blocks in the Takoma, DC Historic district by promoting and maintaining the architectural and landscaping integrity and historical conformity of the existing houses and yards.

Each of the following identified individual Neighbors is a member of Friends and Neighbors of

BZA
Case No. 17349
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17349
EXHIBIT NO. 29

Square 3191, owns property within 200 feet of the property that is the subject of this application, and is uniquely and adversely affected by the above-captioned application in the manner indicated:

Alice and Anthony Giancola
528 Cedar Street, N.W.
Washington, D.C. 20012

Owners of adjacent property on the east side of 6916 6th Street. The addition proposed by the Applicant will have a significant adverse affect on their privacy, by affording views into their kitchen, bedrooms, and back yard as well as on their light, and air

Larry & Lynn Hailes
530 Cedar Street, N.W.
Washington, D.C. 20012

Owners of adjacent property on the north side back yard of 6916 6th Street. The addition proposed by the Applicant will have a significant adverse affect on their privacy, by affording views into their kitchen bedrooms, and back yard, as well as on their light, and air

Daryl & Niki Mitchell
528 Cedar Street, N.W.
Washington, D.C. 20012

Owners of adjacent property on the north side front yard of 6916 6th Street. The addition proposed by the Applicant will have a significant adverse affect on their privacy, light, and air.

Joseph Harris & Cynthia Uleman
6915 6th Street, N.W.
Washington, D.C. 20012

Owners of adjacent property on the south side of 6916 6th Street. The addition proposed by the Applicant will have a significant adverse affect on their privacy, by affording views into their kitchen, bedroom and back yard, as well as on their light, and air. The remaining egress from the 6919 6th Street N.W. back yard has created a 74 foot passageway along their property line on the north side which, along with several windows of the addition, looks directly into their garage, which has been converted into a playroom and art studio for their grandchildren.

Irving & Gail Stern, Owners
6912 6th Street, N.W. and
6907 6th Street, N.W.
Washington, D.C. 20012

The addition proposed by the Applicant is visible from the backyard of 6907 6th Street, N.W.

Norm Scoggin & Sherri Quirk
516 Cedar Street, N.W.
Washington, D.C. 20012

Owners of property one lot removed on the east side of 6916 6th Street. The addition proposed by the Applicant will have a significant adverse affect on their privacy, by affording views into their back yard kitchen and deck, as well as on their light, and air.

Carleton Heflin & Lee Templeman
6914 5th Street, N.W.
Washington, D.C. 20012

Owners of property on 5th Street directly facing the rear of 6916 6th Street. The addition proposed by the Applicant is visible from their backyard

Michael Stark & Laura Rose
6916 6th Street, N.W.
Washington, D.C. 20012

Owners of property across the street from 6916 6th Street. The addition proposed by the Applicant is visible from their front yard.

Robert Hemsley
519 Butternut Street, N.W.
Washington, D.C. 20012

Owner of property on Butternut Street across from 6916 6th Street. The addition proposed by the Applicant is visible from his back yard.

Marta Reid Stewart
6900 5th Street, N.W.
Washington, D.C. 20012

Owner of property on 5th Street opposite from 6916 6th Street. The addition proposed by the Applicant is visible from her back yard during the winter months.

David Nicholson & Elizabeth MacGregor
6914 6th Street, N.W
Washington, D.C. 20012

Owners of property directly across the street from 6916 6th Street. The addition proposed by the Applicant is visible from their front yard.

Adeniram & Barbare Adeboye
521 Butternut Street, N.W.
Washington, D.C. 20012

Owners of adjacent property on southwest corner of back yard from 6916 6th Street. The addition proposed by the Applicant is visible from their back yard, and adversely affects their privacy and view from the back yard.

James & Dorothy Helmuth
6918 6th Street, N.W.
Washington, D.C. 20012

Owners of property directly across the street from 6916 6th Street. The addition proposed by the Applicant is visible from their front yard.

Mary Anton
6911 6th Street, N.W.
Washington, D.C. 20012

Owner of property one lot over on south side of 6th Street. The addition proposed by the Applicant is visible from the deck and back yard and has an adverse affect on her privacy and use of her deck.

Joseph & Tamara Belden
6902 5th Street, N.W.
Washington, D.C. 20012

Owners of property on 5th Street opposite from 6916 6th Street. The addition proposed by the Applicant is visible from their back yard.

Friends and Neighbors of Square 3191
c/o 6915 6th Street, N.W.
Washington, D.C. 20012

Unincorporated association representing the interests of 30 neighbors residing in or near the same square in which 6916 6th Street is located, including each of the neighbors individually identified above, as well as the individuals signing the attached petition. A common concern voiced by the association members is the high visibility of the addition from Cedar Street, NW, which is frequently traversed by all the members as well as other neighbors and residents. This problem is especially evident during the winter months when the deciduous trees have lost their leaves. The Applicant has failed to disclose this view in his initial applications as well as the current request for an exception.

As indicated above, Friends and Neighbors of Square 3191 will be significantly, distinctively, and uniquely affected if this application is granted. The individual members identified above reside in close proximity to the property that is the subject of this application, and the over-sized addition, which is partially completed, is visible from their property, and in many cases, will adversely affect their privacy, light, and air. An addition of this size is grossly out of scale and character with the Takoma Historic District's mix of Victorian houses and small bungalows situated on spacious lots, and will adversely affect the use, enjoyment, and value of the property of the homeowners seeking individual party status and represented by Friends and Neighbors of Square 3191. Accordingly, Friends and Neighbors of Square 3191 will be more significantly, distinctively, and uniquely affected in character and kind by the proposed application than other persons in the general public. A petition signed by members of Friends and Neighbors of Square 3191, and a statement of facts about the 6919 6th Street, N.W, is attached.

For the foregoing reasons, this request for party status should be granted.

Respectfully submitted,

Andrea C. Ferster
1100 17th Street, N.W., 10th Fl.
Washington, D.C. 20036
(202) 974-5142

CERTIFICATE OF SERVICE

I hereby certify that, on June 28, 2005, a copy of the foregoing Request for Party Status was served by mail on June 28, 2005, on the following parties::

Edgar T. Nunley
4707 Brinkley Road
Temple Hills, MD 20748

Judy Jones, Chair
ANC 4B
6856 Eastern Avenue N.W. Suite 316
Washington, D.C. 20012-6185

Andrea C. Ferster

June 15, 2005

Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite. 210-South
Washington, DC 20001

This letter is to authorize Andrea Ferster to represent our organization - Friends and Neighbors of Square 3191- before the DC Board of Zoning Adjustment in the Application #17349 of Michael Taylor for a special exception to allow a rear addition to an existing single-family dwelling at 6919 6th Street, NW.

Joseph R Harris, Co-chair
6915 6th Street, NW
Washington, DC 20012

Alice Giancola, Co-chair
528 Cedar Street, Nw
Washington, DC 20012

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

June 1, 2005

Geoffrey H. Griffith, Chair
Board of Zoning Adjustment
441 4th St., NW Suite 210South
Washington, DC 20001

Dear Chairman Griffith:

I write to oppose a special exception for 6919 6th St., NW, application #17349 for a rear addition to an existing single-family detached dwelling.

Neighbors of the homeowner at 6919 6th St., Mr. Michael Taylor, report that an addition that Mr. Taylor wants to build would exceed the 40% allowable lot coverage. Mr. Taylor's application is currently pending before the Historic Preservation Review Board.

I appreciate your considering this request and urge you to deny the application for a special exception at 6919 6th St., NW.

Sincerely,

Kwame R. Brown

June 9, 2005

Board of Zoning Adjustment
One Judiciary Square
441 4th Street, NW Ste. 210-S
Washington, DC 20001

This letter is to authorize Andrea Ferster to represent us before the DC Board of Zoning Adjustment in the Application #17349 of Michael Taylor for a special exception to allow a rear addition to an existing single-family dwelling at 6919 6th Street, NW.

Alice & Anthony Giancola
528 Cedar Street, NW

Joseph R Harris & Cynthia Uleman
6915 6th Street, NW

Larry & Lynn Hailes
530 Cedar St., NW

Norma Scoggin & Sherri Quirk
516 Cedar St., NW

Daryl & Niki Mitchell
528 Cedar Street, NW

Carleton Heflin & Lee Templeman
6914 5th Street, NW

Irving & Gail Stern
6912 6th Street, NW

Michael Stark & Laura Rose
6916 6th Street, NW

Robert J Hemsley
519 Butternut St, NW

James & Dorothy Helmuth
6918 6th Street, NW

Marta Reid Stewart
6900 5th Street, NW

Mary Anton
6911 6th Street, NW

David Nicholson & Elizabeth MacGregor
6914 6th Street, NW

Joseph & Tamara Belden
6902 5th Street, NW

Adeniran & Barbara Adeboye
521 Butternut Street, NW

Re: 6919 6th Street, NW application for a special exception

We, the undersigned neighbors, oppose the application #17349, for a special exception to allow a rear addition to an existing single-family detached dwelling since it does not meet the lot occupancy (section 403), side yard (section 405), and nonconforming structure provisions (subsection 2001.3) requirements in the R-1-B District at premises 6919 6th Street, N.W. (Square 3191, Lots 19 and 811).

The structure is over the 40% lot coverage allowed under zoning regulations. It is constructed on two separate lots and has not met either the requirements of the Department of Consumer and Regulatory Affairs nor of the Board of Historic Preservation. While we respect the legal and property rights of individuals, we also believe that homeowners have an obligation to see that additions to their houses comply with the existing rules and regulations of the city. The large size (1.5 times the size of the original structure) and towering height resulting from the downward sloping backyard create physical and visual intrusions on the neighboring properties, is clearly visible from Cedar Street and does not deserve approval by the Advisory Neighborhood Commission

Signed:

	Name:	Print:	Address
1	Alice Giancola	Alice Giancola	528 Cedar St, NW 5/25/
2	Anthony Giancola	ANTHONY GIANCOLA	528 CEDAR ST NW 5/25/0
3	Larry Hakes	LARRY HAKES	530 CEDAR ST NW 5/25/05
4	Joseph R Harris	Joseph R Harris	6915 6th ST, NW 5/25/0
5	Cynthia Uelman	CYNTHIA ULEMAN	6915 6TH ST NW 5/25/
6	Michael S. Stark	Michael L. Stark	6916 6th St. NW
7	Maija L. Hay	MAIJA L. HAY	517 CEDAR ST. NW 5/25
8	Nicholas Maw	NICHOLAS MAW	517 CEDAR ST. NW 5/25/
9	Marie Ringwald	MARIE RINGWALD	529 CEDAR ST NW
10		ROBERT B MILLER	535 CEDAR ST NW 5/25/05
11	Irving Stern	Irving Stern	6912 6th st NW 5/25/05
12	Gail Stern	GAIL STERN	6912 6th St., N.W. 5/25/0
13	T. Mac	T. Michael Kerr	526 Cedar St NW
14	Norm K. Scogin	Norma K. Scogin	516 Cedar St. NW 5/26/05
15	Sharry Quirk	Sharry Quirk	516 Cedar St. N.W.

16. L. Templ	LEE TEMPLETON	6914 5th ST NW	5.25.0
17. Hank Heflin	HANK HEFLIN	6914 5TH ST NW	
18. Daryl Mitchell	DARYL MITCHELL	532 CEDAR ST NW	5/25/05
19. Niki Mitchell	NIKI MITCHELL	532 CEDAR ST, N.W	5/25/0
20. James Hellmuth	James Hellmuth	6918 6th ST NW	5.25.
21. David Nicholson	DAVID NICHOLSON	6914 6TH ST NW	5/25
22. Laura A Rose	LAURA ROSE	6916 6th ST NW	5/25/05
23 Mary Antoun	MARY ANTOUN	6911 6th ST NW	5/25/0
24 Zoe Stern	Zoe Stern	522 Buttermut St. N.W D.C.	5/25.
25 Robert W Thomas	Robert W Thomas	522 Buttermut St. NW	5/25/05
26 Nancy S Smith	Nancy S Smith	604 Aspen St NW	5/26
27 Marta Reid Stewart	MARTA REID STEWART	6900 5TH ST NW	
28 Adeniran Adeboye		521 Buttermut St	
29 Loretta Newman		7124 Piney Branch Rd NW	
30 Daniel R Smith	DANIEL R. SMITH	7124 Piney Branch Rd, NW	
31 Sara Green	Sara Green	7106 Piney Br. Rd, NW	
32 John Schlageter	John Schlageter	6907 6th St NW	5/26
33 Dorothy Hellmuth	Dorothy Hellmuth	6918 6TH St. N W.	
34 Lynn Hailes	LYNN HAILES	530 CEDAR ST. N.W.	
35 Erin Hailes	Erin Hailes	530 Cedar St. NW	

The Honorable Adrian M. Fenty
Councilmember Ward Four
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, Dc 20004

Re: 6919 6th Street, NW Construction Issues

Dear Councilmember Fenty,

We, the undersigned neighbors, oppose the oversized addition currently under construction at 6919 6th St, NW. The structure is over the 40% lot coverage allowed under zoning regulations. While we respect the legal and property rights of individuals, we also acknowledge and support the belief that homeowners with properties in historic districts have a special obligation to ensure that any structural changes to these dwellings are harmonious and consistent with the existing structures and landscape of the affected property as well as those in close proximity. We do not believe that the 6919 addition meets this standard. In our view, the large size (1.5 times the size of the original structure), towering height resulting from the downward sloping backyard, physical and visual intrusions on the neighboring properties, and visibility from both 6th and Cedar Streets did not receive adequate consideration during the approval process by the Historic Preservation Division or the individual units of the Department of Consumer and Regulatory Affairs (DCRA). We also understand that the standards in Georgetown's Historic District require an addition to be smaller than the original structure. We would like to have the same consideration.

We appreciate and support your formal inquiry into the DCRA approval process that resulted in this inappropriately sized addition and for monitoring the agency's recent efforts to bring the current structure into compliance with zoning, building, and historic district regulations. However, we also believe that these efforts to ensure compliance must incorporate the above factors and address the problem through a reduction in the size of the offending structure, not just through the removal of the original garage (as recently proposed by the zoning unit).

In addition to addressing this current problem, we also seek your support in establishing new policies and procedures that ensure better protection for residents of the Takoma Historic District. These include:

1. More coordination between the zoning, construction, and historic preservation units of DCRA and other related agencies so that regulatory responsibilities are less isolated and independent.
2. Limitations on the size of additions not to exceed the overall size and footprint of the original structures.
3. Formal notification requirements to adjoining property owners along with more formal opportunities for input from the larger community to better determine the potential impact on neighboring structures and landscapes.
4. Formal notification to potential buyers of properties in the historic district of the historic preservation guidelines and rules and the accompanying limitations on future development.
5. Greater focus by the Historic Preservation Review Board and supporting staff on the overall impact of proposed construction on the entire property, adjoining properties, and the contiguous block; not just on the building façade and/or view from the street.
6. The inclusion of digital photos, elevation sketches, and/or scale drawings that show the impact of the proposed construction on the affected and neighboring properties.

In closing, we want to encourage your continued efforts to address this problem as well as to establish new formal and informal mechanisms that will better help protect the integrity of the Takoma Historic District and other similar communities in the future.

Signed by:

Resident(s): Alice Giancola Print: Alice Giancola
Anthony Giancola
Address: 528 Cedar St. NW Date: May 16, 2004

Resident(s): Sherry Quirk Print: Sherry Quirk
Norma K. Swojia
Address: 516 Cedar St NW Date: May 16, 2004

Resident(s): Larry Hailes Print: Larry Hailes
Lynn P. Hailes
Address: 530 Cedar St NW Date: 5-16-04

Resident(s): Michael Ringwald Print: Michael Ringwald
Marie Ringwald
Address: 515 Cedar St NW Date: 5-16-04

Resident(s): Maija L. Hay Print: Maija L. Hay
John Nicholas Mace
Address: 517 Cedar St. NW Date: 5/16/04

Resident(s): Lee Templeton Print: L. Templeton
Hank Heflin
Address: 6914 5th St NW Date: 5.16.04

Petition to Councilmember Adrian Fenty
Re: Opposition to the 6919 6th Street, NW Construction
Page 3

Resident(s): Joseph R Hams Print: Joseph R. Hams
Cynthia Uleman CYNTHIA ULEMAN
Address: 6915 6th ST, NW Date: 5/16/04

Resident(s): Gail Stern Print: GAIL STERN
Irving Stern Irving Stern
Address: 6912 6th St., N.W. Date: 5/16/04

Resident(s): Mary C Antoun Print: MARY C ANTOUN
Address: 6911 6th St. NW Date: 5/16/04

Resident(s): David Nicholson Print: DAVID NICHOLSON
Address: 6914 6th St N.W. Date: 5/16/04

Resident(s): Elizabeth H. MacGregor Print: Elizabeth H. MacGregor
Address: 6914 - 6th St NW Date: 5/16/04

Resident(s): Marilyn L. Baker Print: Marilyn L. Baker
Brian L. Baker
Address: 6902 5th St., NW Date: 5/16/04

Resident(s): Jennifer Wilkinson Print: JENNIFER WILKINSON
Eric Schaffgens ERIC SCHAFFGENS
Address: 6907 6th ST, NW Date: 5/16/04

Petition to Councilmember Adrian Fenty
Re: Opposition to the 6919 6th Street, NW Construction
Page 4

Resident(s): Daryl & Niki Mitchell Print: Daryl Mitchell
532 Cedar St, NW
Address: Date: 5/16/04

Resident(s): Dorothy Hellmuth Print: Dorothy Hellmuth
6918 6th St. NW
Address: W, DC 20012 Date: 5-16-04

Resident(s): James Hellmuth Print: James Hellmuth
6918 6th St NW
Address: W, DC 20012 Date: 5-16-04

Resident(s): Robert Hemsley Print: Robert Hemsley
519 Butternut St NW
Address: Washington, DC 20012 Date: 5/17/04

Resident(s): Michael Stark Print: Michael Stark
6
Address: 6916 6th St. Date: 5/17/04

Resident(s): Martin Reid Stewart Print: MARTIN REID STEWART
6900 5th ST NW
Address: WDC 20012 Date: 5-17-04

Resident(s): Adeniran Adeboye Print:
+ Barbara
Address: 521 Butternut St. Date: 5/18/04

Additional signatures

Opposing the 6919 construction and supporting the stop work order and the neighbor's petitions:

Name	Address
Nancy Smith	604 Aspen St NW
Windy Robertson	525 VAN BUREN ST. NW
Grant G. Kirk	514 Underwood St, N.W.
GAIL STERN (Gail Stern)	6912 6th St., N.W.
VIVIAN H. CAMPBELL	200-WALNUT ST. N.W
EVELYN S. MOORE	6702 SECOND STREET, N.W.
Faith E. Wheeler	218 Whittier Place, NW
Wendy A. Butler	730 Underwood Street, N.W.
Doug Patton	7120 Piney Branch Rd., NW
Neal Johnson	400 Aspen Street, N.W.
Kyle Walton	6630 Eastern Ave NW
Grace Stewart	614 Aspen St. NW
Tori Parde	407 Aspen St NW
Andrew Chapin	407 Aspen St. NW
Charlene Evans	6612 8th St NW
Anne Costello	6910 8th St NW
VALENCIA M. JONES	915 BUTTERNUT ST. NW.

Facts about the 6919 6th St, NW Illegal Addition

1. The original building permits were based on inaccurate plans that did not show the 8-10' downward slope of the property or the final size of the structure. The Historic Preservation office's approval required that the garage be kept intact to hide the oversized addition from the street. DCRA's subsequent approval required the razing of the garage and reduction in the deck size to address side and back yard clearance violations. **Mr. Taylor did not discuss these conflict requirements with either office or request an exception or variance from BZA at the time. Instead he proceeded to build an illegal structure.**

2. During the initial permit applications, Mr. Taylor also failed to legally join the two properties together or disclose the significant view of the structure from Cedar Street, as required, which would have required additional approvals by DCRA and HPRB that would have probably disclosed the various violations of zoning and historic regulations in the proposed illegal structure. **The entire structure remains illegal until the two properties are joined together and further construction cannot proceed until this matter is resolved.**

3. In seeking approval from HPRB, Mr. Taylor lied to staff that he had shared the building plans with the immediate neighbors and they approved the addition. In fact, **ALL THE 30+ RESIDENTS OF THE BLOCK UNANIMOUSLY OPPOSE THE ADDITION and 38 persons have signed a petition opposing the recent BZA request for an exception. There is no evidence to date that any SMD 4B02 resident has ever supported the illegal 6919 addition or his current request for an exception.**

4. **The original stop work order issued by DCRA was based on the zoning regulation violations and the excessive size of the structure, as confirmed by a previous communication from DCRA to the ANC4B.** Mr. Taylor's claims of racial or economic persecution by new wealthy homeowners as the cause of the stop work order are another example of his misrepresentations of the facts. The adjoining property owners who strongly oppose the illegal addition, including 50% African American households, have lived in their current residences between 10 and 33 years.

5. At a September 2004 hearing before the Historic Preservation Review Board to request approval to raze the garage, it was disclosed that Mr. Taylor was given a stop work order for illegal construction on his Lamont Street property and was required to tear out and restore it to its original condition. **This is not the first stop work order that Mr. Taylor has received because of illegal construction.**

6. In response to evidence provided at the 9/24 HPRB hearing that the original zoning and historic approvals were based on inaccurate drawings and misrepresentations and the unanimous opposition by neighbors and neighborhood organizations to the current illegal structure, the **Historic Preservation Review Board has ordered Mr. Taylor to resubmit more accurate plans accompanied by land surveys of surrounding properties and views from Cedar Street before taking any further actions. Mr. Taylor has failed to respond to the Board directives to date.**

7. All duly elected city officials (ANC 4B02 Commissioner Faith Wheeler, Ward 4 Councilmember Adrian Fenty, and At-Large Councilmembers Kwame Brown and Phil Mendelson) who represent the 4B01 residents have indicated their support for the unanimous neighborhood opposition to the illegal 6919 addition. **These elected representatives along with the officers of every neighborhood organization are planning to testify against or submit letters opposing the exception request at the July BZA hearing.**

8. The application to BZA for an exception (which are normally completed prior to construction) must address three criteria: "(a) the light and air available to neighboring properties shall not be unduly affected; (b) the privacy of use and enjoyment of neighboring properties shall not be unduly compromised; (c) the addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage." **Mr. Taylor has failed to meet these criteria, as evidenced by the actual pictures of the illegal structure and the unanimous opposition of the adjoining property owners and other neighboring residents who are concerned that significant views from the proposed second story living room and 10' high deck will overlook numerous backyards and bedrooms and be highly visible from Cedar Street.**

9. Mr. Taylor will still be required to address all the remaining zoning and historic preservation violations, including a complete resubmission of the revised plans and land surveys to HPRB, before he can legally proceed with construction.

Takoma Neighborhood Opposition to the 6919 6th Street, NW Addition

May, 2005

Introduction

This presentation is being submitted on behalf of residents who comprise households on the contiguous block and opposite streets surrounding the 6919 residence who unanimously oppose the current addition.

The owner/developer is seeking an "after the fact" exception from BZA for an addition that violates the side-yard easement requirements (minimum 8' clearance) and overall lot occupancy of the dwelling (40%) which resulted in a stop-work order being issued by DCRA June 2004. The problem exists because the owner/developer failed to resolve conflicting requirements from HPRB that he keep the attached garage to hide the view of the addition and a directive from DCRA that he remove the garage to comply with the zoning regulations for the side-yard easement and size of the structure. Prior attempts to remove the stop work order have been denied by both agencies because of the discovery of inaccuracies in the original plans submitted by the owner/developer to obtain the original building permits. In September 2004, HPRB also directed that new, accurate plans and topographical surveys of neighboring properties be submitted before further consideration of the owner's original request by that agency.

In submitting a request for an exception, the zoning regulations state that::

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected;

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

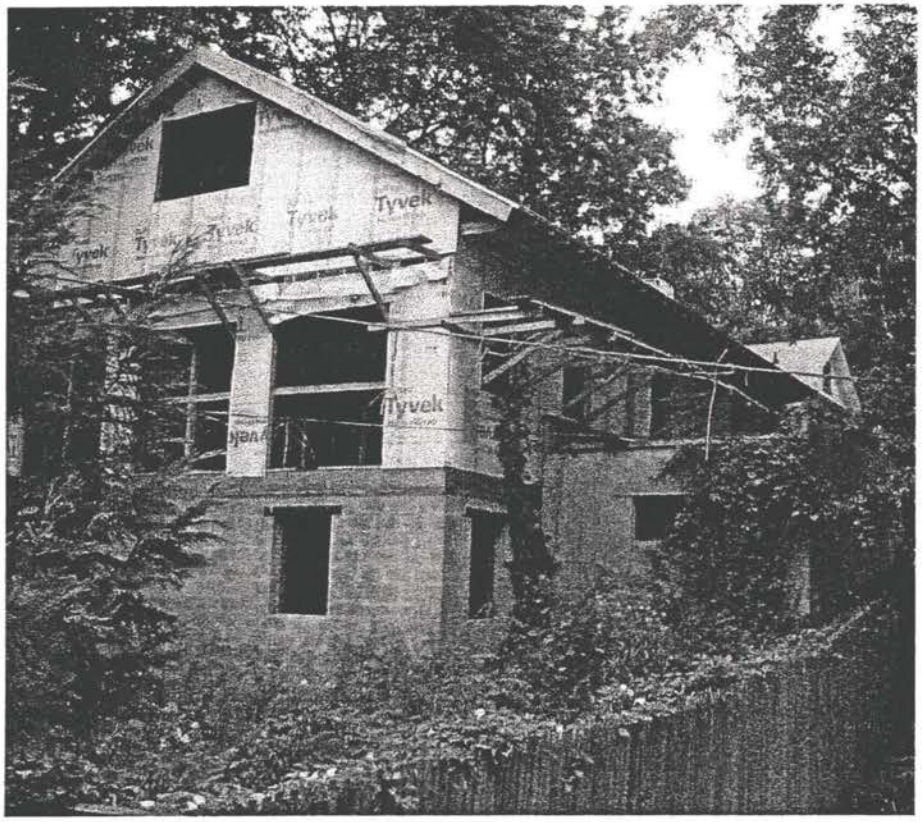
(c) The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

The remainder of this document provides further information and supporting graphics that outline the opposition of the owners of abutting properties (all residents for the past 10 to 33 years) and the unanimous opposition of all property owners on the contiguous block and opposite streets to this illegal construction until these zoning and historic preservation issues are addressed by the owner/developer.

6919 New Construction Features

- **Three-story addition (28 x 44 ft.)**
- **Ground Floor**
  - + 4 bedrooms
  - + Bathroom
  - + Storage room (11 x 14 ft.)
- **Second Floor**
  - + Kitchen extension
  - + 2 bedrooms (1 master with separate dressing room)
  - + Bathroom
  - + Two-story living room
  - + Deck
- **Attic with loft**
  - + Open living space (27 x 30 ft.)



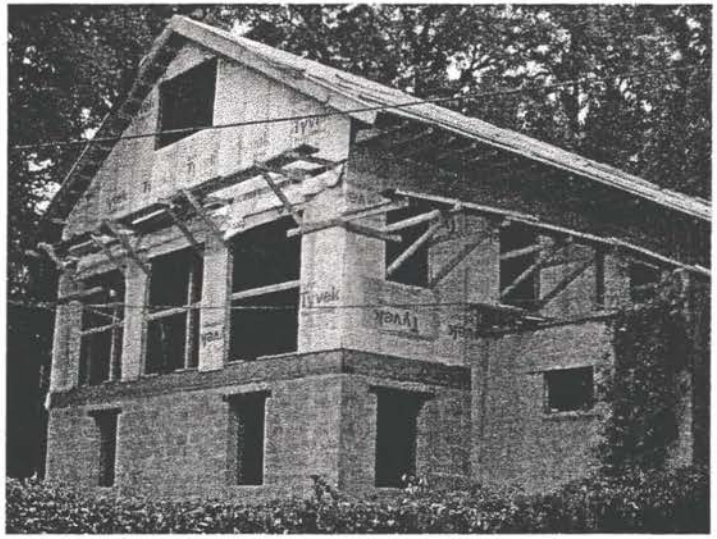
Rear and northern view of addition with attached garage and bungalow dormer roof

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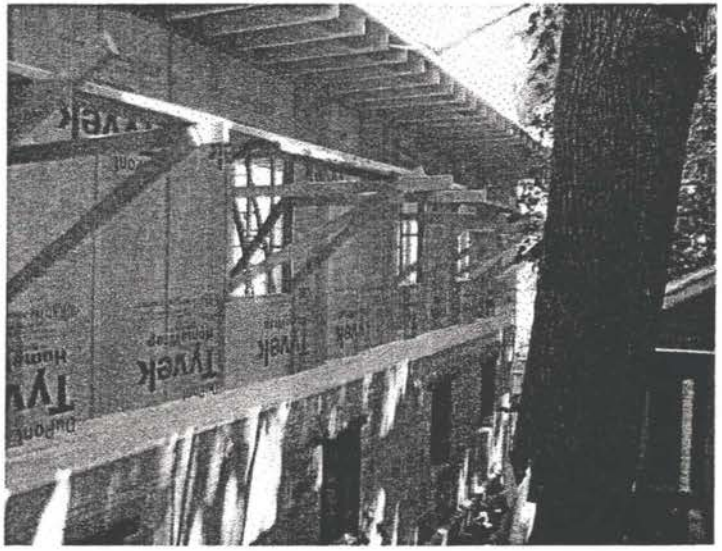
= a three-story addition that towers over neighboring yards and negatively affects both air and light circulation, privacy and views from the street.

"Adverse Affect on Use and Enjoyment" of Abutting Properties

- Addition is clearly visible from all abutting properties and destroys privacy and views of backyards.
- Multiple windows and proposed deck will provide "line of sight" into bedrooms and kitchens, especially on Cedar Street properties.
- No side-yard easement on north side will require all foot traffic to use narrow 8-foot wide by 73-foot long path on south side.
- Proposed yard grading would require 6-8 ft. retaining walls above ground level for all abutting backyards.



View from 528 Cedar yard showing size and height issues.



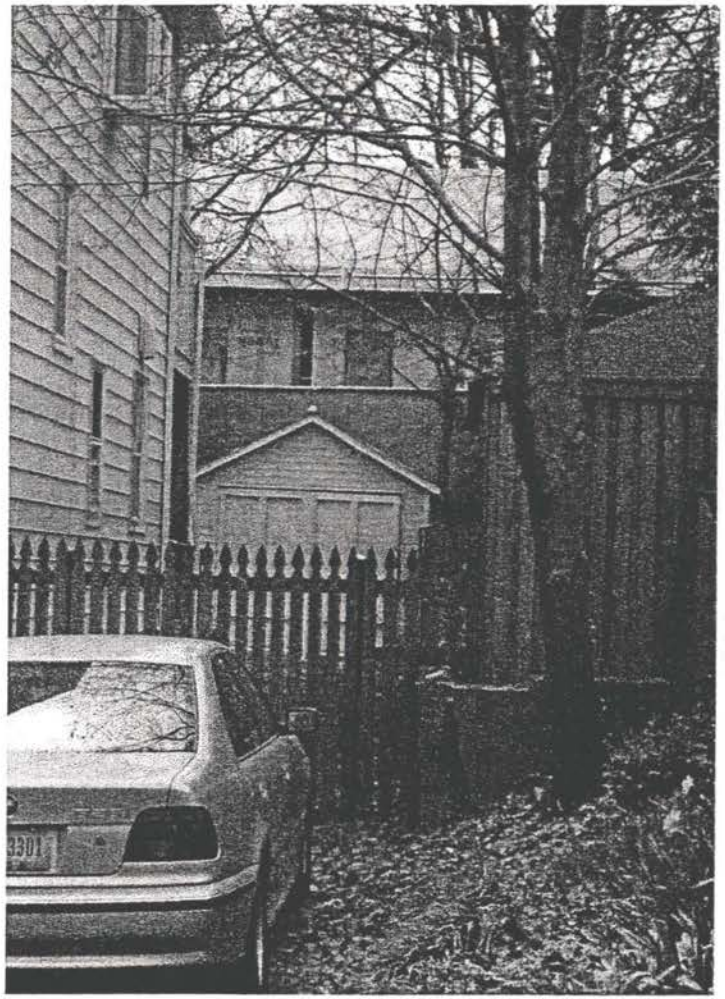
View from 6915 6th showing only side-yard easementon south side

"Visual Instrusion from Public Ways"

Prior permit applications failed to disclose any views from Cedar Street. HPRB has directed that these views be included in future submissions.



View from 528 Cedar sidewalk



View from 532 Cedar sidewalk

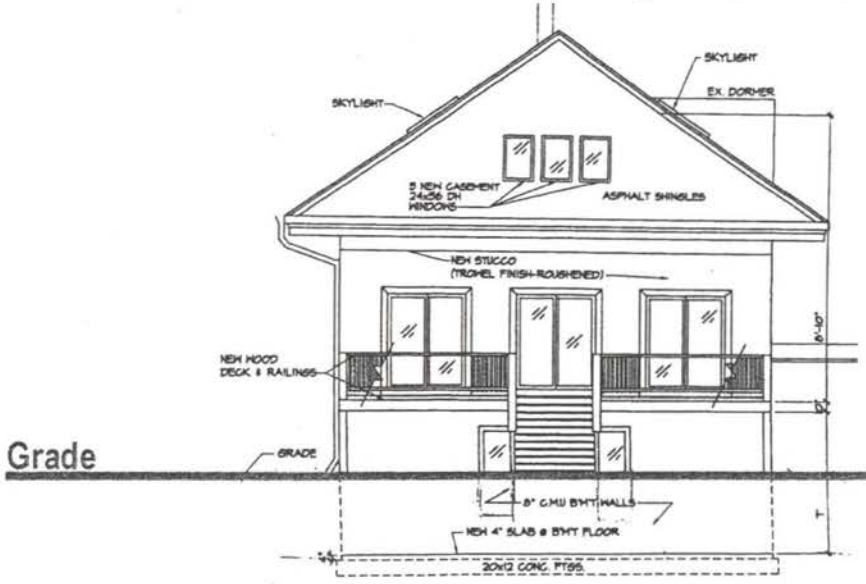
"Drawings that represent relationship of the addition…"

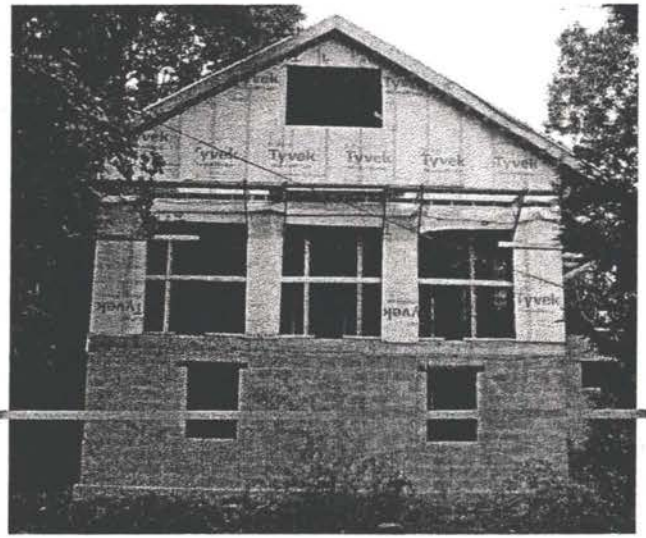
While the front view previously presented to DCRA/HPRB shows some consistency between the drawing and the actual structure….





The rear view shows errors in grade, scale, and placement and size of the windows.

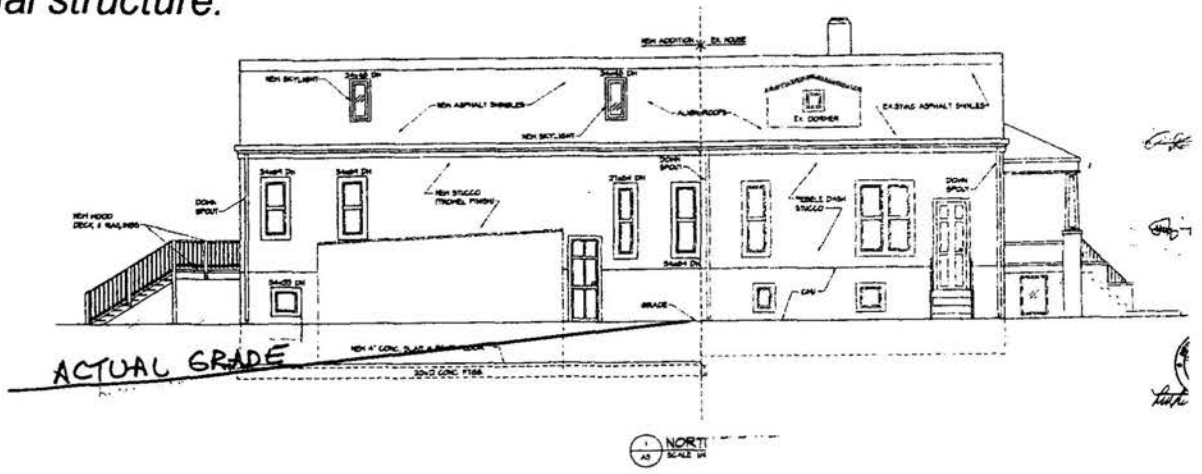


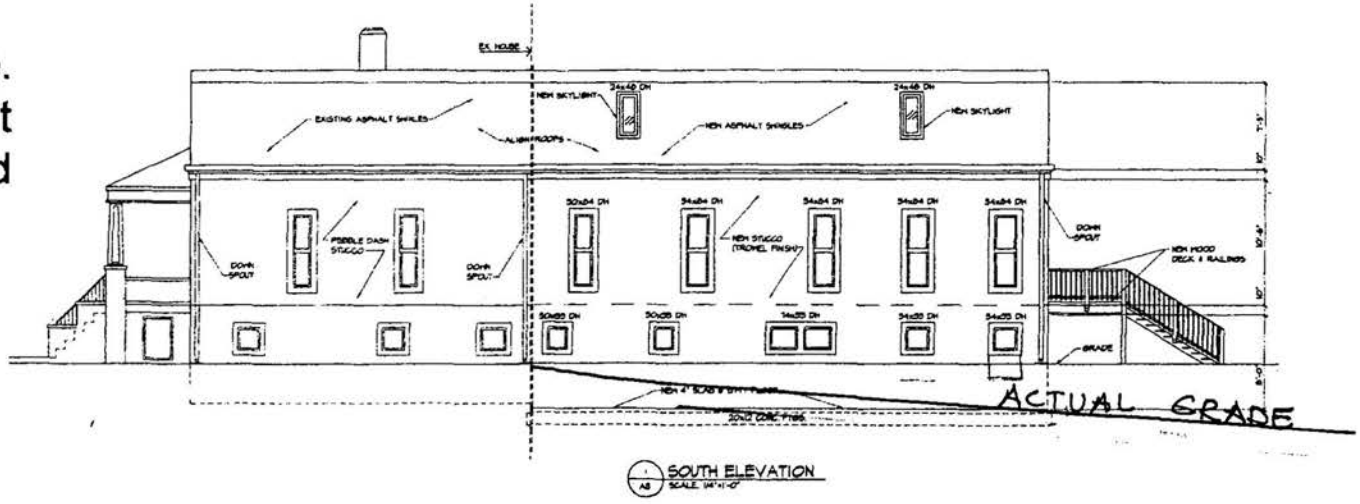


6919 Side Elevation Discrepancies

The north and south side views previously presented to DCRA/HPRB also show inconsistencies with the actual structure:

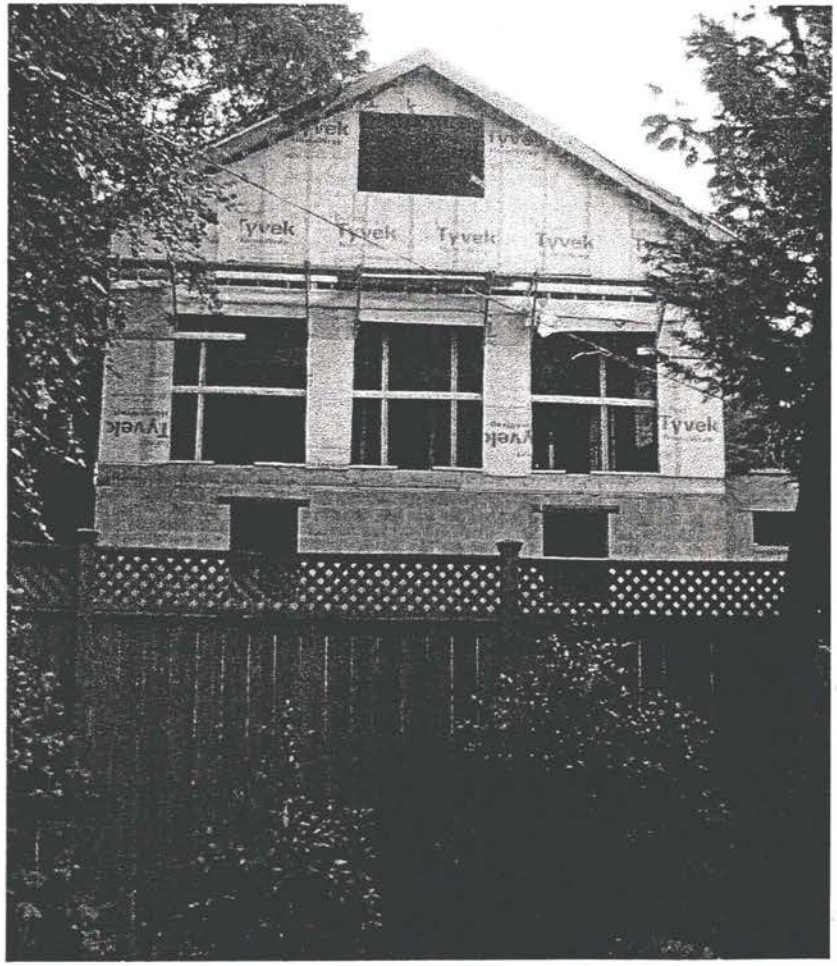
- Grade of both lots is portrayed as level ground without the actual 8-10 ft. downward slope
- Addition is shown as one-story structure.
- Front porch and back deck are portrayed as similar in height and size. Back deck will actually sit at least 10' above ground overlooking neighboring yards.
- Basement and side windows are drawn in wrong scale and wrong positions.





6919 Addition Zoning/Historic "Other Issues"

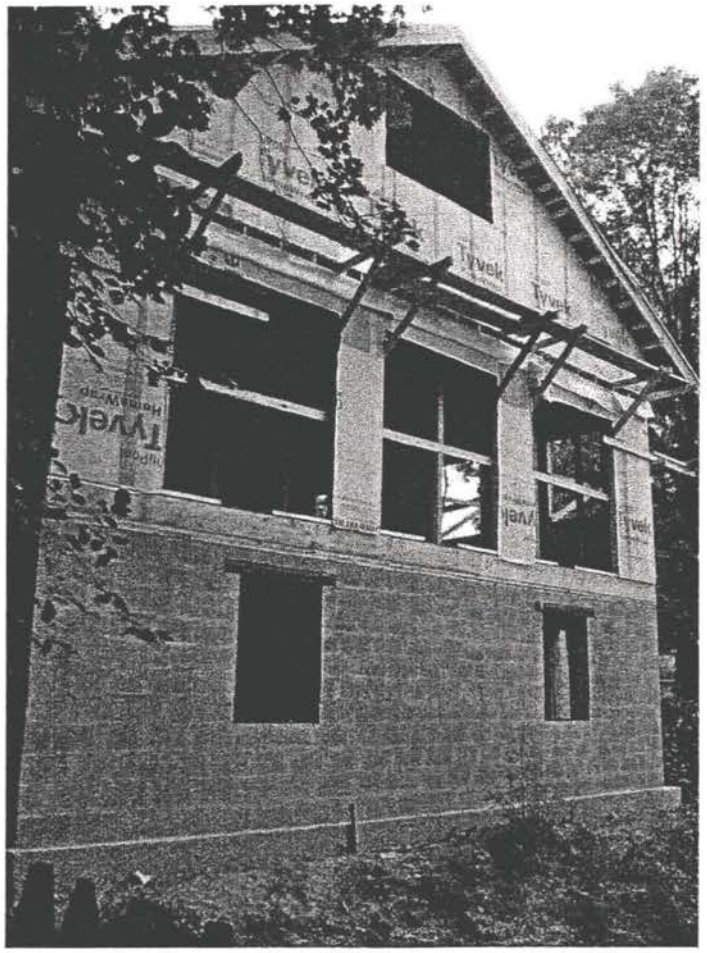
- Multiple drawings with different sized additions submitted to HPRB and DCRA
- Misrepresentations of grade and scale on approved drawings:
  - Shown as level property without revealing major downward slope of backyard (approximately 10 ft.) resulting in three-story addition
  - Rear deck height falsely appears as same height from ground as front porch
  - Scale of drawings inaccurate in roof pitch, front dormer, and garage.
- Unreported but significant view of entire addition from Cedar Street and neighboring yards
- Two adjoining lots must be legally joined together and will require HPRB approval
- Prior "stop work order" violations by owner-developer



Ground-level view from 528 Cedar yard over 7 ft. high fence (top of fence shows proposed grade level in approved plans)

Summary

- Neighboring additions have all conformed to zoning and historic regulations
- The 6919 addition is an aberration because of its size and scale with numerous violations of zoning regulations and historic approval issues based on misrepresentations on the approved drawings.
- The 6919 addition negatively impacts on the air, light and privacy of all abutting properties and the views from Cedar Street.
- Abutting property owners and neighbors on contiguous block and opposite streets **unanimously oppose** the current addition.
- Other unresolved issues must be addressed before construction is allowed to be continued.



View from 6915 6th St. backyard showing actual ground height and full-size windows and potential violation of privacy.