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Board of Zoning Adjustment
District of Columbia
CASE NO. 17388
EXHIBIT NO. 23A2

Outline of Testimony of
Robert Taylor, Taylor Property Development LLC

I. Introduction

II. Description of Proposed Project

III. Community Support

IV. Conclusion

G

Outline of Testimony of
Ronnie McGhee, R. McGhee and Associates

I. Introduction and Professional Qualifications

II. Site and Location Descriptions

III. Project Description

IV. Requested Zoning Relief

V. Conclusion

H

Outline of Testimony of
Hans and Steven Wydler, Wydler Brothers Realty Team

I. Introduction

II. Review of Real Estate Market In The Area of The Project

III. Review of Proposed Development In Response to Real Estate Market

IV. Economic Analysis Of Proposed Project

V. Conclusion

I

Advisory Neighborhood Commission 1A
PO Box 73115
Washington, DC 20056-3115

May 11, 2005

Resolution

WHEREAS, Robert Taylor of Thoron Development has expressed the desire to renovate the currently abandoned 9 unit building at 1360 Kenyon Street and create five new living space units; and

WHEREAS, Mr. Taylor has approached neighbors in the immediate area regarding input into his plans; and

WHERAS, the email records submitted by Mr. Taylor to this body indicate that the majority of the immediate community is not opposed to Mr. Taylor's plans for 1360 Kenyon St

THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 1A hereby declares its support for Mr. Taylor's renovation plans at 1360 Kenyon St.

ADOPTED, May 11, 2005

J

After acquiring the building located at 1360 Kenyon Street, NW, I met with all of the neighbors on the block who were interested in meeting and discussed with them my plans to renovate and make an addition to the 9-unit vacant/abandoned transient dwelling, turning it into a 5-unit condominium for homeowners. As is discussed in their emails to me below, the neighbors were focused on their desire to reduce the density in the building. Going from 9 units to 5 units satisfied them. They were fully supportive of my plans.

There is unanimous support for Mr. Taylor's proposed 5 unit condo. If you need anything else from the residents of the block, just let me know.

Mr. Taylor, thank you for bringing this to the neighborhood for discussion. I cannot tell you how much we appreciate that.

Elaine Fitch

I live at 1350 Kenyon and feel that Mr. Taylor's plans are fine.

Rena Blotner
1350 Kenyon Street

Just to chime in here from across the alley...

Sounds like a good plan to me! I would support it 100%. Good luck.

Regards,

Anthony Nigrelli

1361 Irving

Thank you for that clarification ..... as you can see, the residents are strongly in favor of reducing the density on this block.

Jenna Moheyer
ANC Commissioner

I am on the Irving side of the street will let those greatest impacted (i.e. the Kenyon neighbors) determine their own comfort level with the exception requested. This should not be construed as me not caring, simply not intrusive into affairs of little impact to me. Mr. Taylor's' plans sound as though they will be an improvement over what exists today.

Steven Greenwood

Indeed, the decrease from 9 to 5 certainly works in your favor. I also appreciate that you don't want to rezone. Thanks.

We have no problem supporting a zoning variance that would maintain the R-4 zoning on the block. We also appreciate that Mr. Taylor indicates no intention to alter the facade of the building.

Elaine Fitch
Ron Connelly

Mr. Taylor,

I'm happy you're meeting with us and, in the absence of hearing arguments otherwise, I'm willing to support the variance.

I now live at 1350 and used to live at 1362. As I recall 1360 was junky but the folks who lived in it were generally ok. People did drink from time to time in the front yard but it was mostly done by the very poor El Salvadoran laborers who lived there when they capitalized on a rare day off to get drunk. Can't say I blame them.

Thanks,

Tom Lalley
1350 Kenyon

K

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210. Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation Percent
Lot Area (sq. ft.)	2471.13'	4,000 SF	N/A	2471.13	N/A
Lot Width (ft. to the tenth)	16.667'	40'	N/A	16.667'	N/A
Lot Occupancy (building area/lot area)	57.96%	N/A	40%	57.96%	N/A
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	0	0	N/A	0	NONE
Loading Berths (number and size in ft.)	0	0	N/A	0	NONE
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	36'-0"	20'-0"	N/A	29'-0"	NONE
Side Yard (ft. to the tenth)	NONE	NONE	N/A	NONE	N/A *1
Court, Open (width by depth in ft.)	VARIES 3'-1"-3'-5"	10'-0" *	N/A	NONE	NONE
Court, Closed (width by depth in ft.)	NONE	NONE	N/A	NONE	N/A
Height (ft. to the tenth)	44.0208'	N/A	40'-0"	44.0208'	N/A

*EXISTING BOUNDING WALL HGT. 19'-3" ; *1 PROPOSED BOUNDING WALL HGT. 49'-4"