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ADVISORY NEIGHBORHOOD COMMISSION 1A

ANC 1A01 - Jacqueline Arguelles  
ANC 1A02 - Calvin Woodland  
ANC 1A03 - Alex Hogan  
ANC 1A04 - Betty Pair  
ANC 1A05 - Anne Theisen

ANC 1A06 - Samuel Johnson  
ANC 1A07 - Larry Rey  
ANC 1A08 - Janisha Richardson  
ANC 1A09 - Donny Gonzalez  
ANC 1A10 - Lenwood Johnson  
ANC 1A11 - Dotti Love Wade

October 10, 2007

Board of Zoning Adjustment  
One Judiciary Square, second floor south  
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 17671

EXHIBIT NO. 14

To Whom It May Concern:

This letter is written with regards to the report of ANC1A on BZA case 17671, concerning the building permit for the property located at 1432 Monroe Street, NW.

At its May 9, 2007 meeting, for which due notice was given and a quorum of nine of eleven Commissioners were present (wherein the presence of six Commissioners constitutes a quorum), Advisory Neighborhood Commission 1A voted eight in favor, with one abstention, to establish a Special Committee of ANC1A on 1432 Monroe Street, NW to be chaired by Joseph Finneran, a resident at 1418 Monroe Street, NW. A copy of the minutes is included.

At the same meeting, ANC1A unanimously passed a resolution supporting an appeal to the BZA regarding the permitted construction plans for 1432 Monroe Street, NW and designating Commissioner Anne Theisen, within whose single member district the property lies, as the person authorized by the ANC to present the report. A copy of this resolution is included.

Further, at its October 10<sup>th</sup> meeting, for which due notice was given and a quorum of ten Commissioners was present, ANC1A voted eight in favor, none opposed, with two abstentions to approve the information already submitted by Commissioner Theisen and presently on file with the BZA as the report of Advisory Neighborhood Commission 1A. This information outlines the issues and concerns of the ANC about the permit as related to the standards of the zoning regulations against which this appeal is to be judged.

The issues and concerns of ANC1A regarding this building permit are as follows:

1. We had difficulty obtaining the plans, however, though this was the case, we filed in a timely manner.
2. The DCRA acknowledged that there were zoning problems with the permitted plan set by email on 4/30.
3. The project has been under stop work order since mid-April.
4. The use on the permit is incorrect, as it states the use of the building will be one or two family occupancy.
5. The closed court is well below minimum required area, and the Zoning Administrator pointed this out.
6. As the closed court is too narrow and too small in area, it should be counted toward lot occupancy.
7. The stair on the roof should be added to FAR.
8. The height of the building is incorrectly calculated because of the measuring point location and the rooftop elements. Some rooftop elements do not even appear on the drawings where height is calculated.
9. Roof structures are not set back from the property lines.
10. No parking area is shown on the plans although two spaces are required. The parking area constructed in the field is of inadequate size.
11. By Law, the Zoning Administrator does not have discretion to deviate from zoning requirements to the degree this project exceeds them.
12. It is unclear whether the rear yard set back is adequate.
13. There is a lack of good faith on part of the developer, including not meeting with residents, building on neighbor's property, and poor maintenance of property.

As the petitioner in this case, ANC1A certainly supports the repeal of the building permit, because the Zoning Administrator erred in approving it. The significance of the changes required to bring this project into conformance with the requirements of the R-5-B zone would constitute an entirely new building permit application. It should be noted that the Zoning Commission has rezoned this property R-4 in April of this year.

Sincerely,



Dotti Love Wade, ANC1A11  
Chair



Anne Theisen, ANC1A05  
Vice Chair