

Form 125 — Exhibit 1
(Revised 03/15/02)

Case No. 17671

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

APPEAL

Notice: [Click Here for Appeal Form Instructions](#)

Pursuant to Section (s) §3100 and §3101 of the Zoning Regulations of the District of Columbia, an appeal is hereby taken

from the administrative decision of:* the Zoning Administrator

made on* November 6, 2006

to the effect that*

Permit # 90426 dated 12/15/06

The permitted project to convert an existing single family/flat structure to a four-unit condominium building in the R-5-B zone does not meet the zone requirements as follows: 1. Exceeds allowable lot occupancy, 2. Exceeds allowable floor area ratio, 3. Exceeds allowable height, 4. Does not provide required on-site parking, 5. Includes a closed court that does not meet the minimum size requirements and that should be counted toward lot occupancy.

Address(es)* of Affected Premises	Square(s)*	Lot(s)*	Zoning Districts*
<u>1432 Monroe Street, NW</u>	<u>2676</u>	<u>0792</u>	<u>R-5-B</u>

Present Use of Property:* Single family/flat

Proposed Use of Property:* Multi-family

Owner of Property:* Peter Dabrowski

Telephone No.:* 202-518-8720 (James Phillips)

Name, address and telephone number of lessee: (Agent)

Property Owner's address of record:
1432 Monroe Street, NW
Washington, DC 20010

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Name, address and telephone number of appellant, if other than owner:

(See next page)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17671

EXHIBIT NO. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17671
EXHIBIT NO. 1

Anne K. Theisen (ANC 1A05)

1514 Monroe Street, NW
Washington, DC 20010

ANC 1A Office
2905 11th Street, NW
Washington, DC 20001

State specifically manner in which appellant is aggrieved by the administrative decision, the allegations of error in the administrative decision, and the relevant sections of the Zoning Regulations (see reverse for more detailed explanation).
Please use a separate piece of 8 1/2" x 11" to respond and attach it to the Form 125 Appeal.

Date: 5/10/2007 Signature: * Anne K. Theisen

* If appeal is filed by agent of the Appellant, Form 125 Appeal shall be accompanied by a letter signed by the appellant authorizing the agent to act on his behalf in this appeal.

To be notified of hearing and decision:
(Appellant or Authorized Agent)*

Name:	Anne K. Theisen		
Address:	City: 1514 Monroe St, NW	State: Washington, DC	Zip: 20010
Phone No.:	202-328-2242	Fax No.:	
		E-Mail:	aktheisen@verizon.net

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Print Preview | Clear Form

See attached for additional information.

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
 941 North Capitol Street N.E. Room 2100
 Washington D.C. 20002

B

Tel:(202) 442-4470

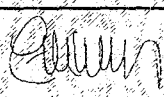
Fax:(202) 442-4862

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
 OF THE PROJECT ADDRESS

PERMIT NO. 90426

DATE: 12/15/2006

ADDRESS OF PROJECT: 1432 MONROE ST NW		S S L:	SQ: 2676	SX:	LOT: 762
			WARD:	4 ZONE R5B	
DESCRIPTION OF WORK: RENOVATION, ADDITION & CONVERSION OF EXISTING SFD TO A 4 UNIT APT. BLDG, NEW ELEC, PLBG, & HVAC,					
PERMIT TYPE: ADDITION/ALTERATION/REPA	PLANS (Y/N): Y	EXISTING USE: RESIDENTIAL ONE/TWO FAMILY		PROPOSED USE: Residential One/Two Family	
PERMISSION IS HEREBY GRANTED TO OWNER: PETER DABROWSKI			PERMIT FEE: \$3,355.00		
AGENT NAME: JAMES PHILLIPS 202-518-8720					
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; SEPERATE ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATION PERMITS ARE REQUIRED ;					
TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639:					
Interim DIRECTOR:  Lisa M. Morgan	PERMIT CLERK:		EXPIRATION DATE: 12/15/2007		

COPY COPY

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
 NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202)442-4641 941 NORTH CAPITOL ST NE WASHINGTON DC 20002

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

ADVISORY NEIGHBORHOOD COMMISSION 1A

2905 11TH Street, NW
Washington, DC 20001
202-588-7278

Ingueline Arelles, 1A01
Calvin Woodland, 1A02
Alex Hogan, 1A03 (Secretary)
Betty Pair, 1A04
Anne Theisen, 1A05 (Vice Chair)
Samuel Johnson, 1A06 (Treasurer)

Gregory A. ...
Janisha B. ...
Damon ...
Leah ...
Dotti Love Wade, ...

May 11, 2007

To Whom It May Concern:

In a meeting of ANC1A held on Wednesday, May 9th in which due notice was given and a quorum present, ANC1A voted to file an appeal with the BZA regarding construction plans for the building located at 1432 Monroe Street, NW.

Also at that meeting Commissioner Anne Theisen of ANC1A05 was authorized to represent ANC1A in matters requiring signatures and future testimony regarding this appeal, as she is the Commissioner within whose single member district this property is located and is the Commissioner most familiar with the specifics of the issues to be presented in the appeal.

If you have any questions, please feel free to contact me.

Sincerely,



Commissioner Dotti Love Wade
Chair, ANC1A

CERTIFICATE OF SERVICE

I hereby certify that on this 11th day of May, 2007, I served the foregoing Appeal to the District of Columbia Board of Zoning Adjustment of the Zoning Administrator's November 6, 2006 Decision to permit the conversion of 1432 Monroe Street, NW from a single family/flat to a four-unit multi-family dwelling on behalf of ANC 1A on the following by first-class U.S. mail and electronically by email:

Peter Dabrowski, property owner
1432 Monroe Street, NW
Washington, DC 20010
ski4500@yahoo.com



Anne K. Theisen, ANC 1A05

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Bill Crews, Zoning Administrator
941 North Capitol Street, NE
Washington, DC 20002
bill.crews@dc.gov



Anne K. Theisen, ANC 1A05