

August 5, 2019

TO: DC Office of Zoning - The Board of Zoning Adjustments
441 4th Street NW, Suite 200S, Washington DC 20024

FR: Cassandra Spratt, Owner

RE: BZA Notice: Statement of Existing and Intended Use 130 Rhode Island Ave, NE

To Whom it May Concern,

Cassandra Spratt, the Owner of the existing rowhouse at 130 Rhode Island Avenue NE, Washington, DC 20002, has informed me of her intention to construct a two story rear addition.

I have been made aware that an ANC meeting will be happening that I may attend and voice any concerns, as well as raise them to this group.

At this time, I do not have any concerns about the project and support Ms. Spratt's request for an exemption to move forward her project.

Sincerely,



NITZA C DEANE
132 RHODE ISLAND AVE NE
WASHINGTON, DC 20002-1310

NITZA C DEANE
132 RHODE ISLAND AVE NE
WASHINGTON, DC 20002-1310

August 5, 2019

Regarding: Contemplated Renovations at 130 Rhode Island Avenue NE, Washington, DC 20002

Dear Nitza,

I wanted to inform you that I am considering having an addition added to the rear of my property at 130 Rhode Island Avenue NE. City code allows for a 10 foot extension from my neighbors back wall however the property at 128 V Street, my other adjacent neighbor, is set 3 feet back, and as such I need a waiver from the city to build the full 10 feet.

As part of that process, I will present my plans and answer any questions from the community at the next ANC meeting for our area 5E10—I will inform you of the date of that meeting and provide you with our commissioners contact information if you are unable to attend.

Pending that approval, I am still looking for a contractor and do not have estimate start dates yet. But I wanted to give you notice about the type of work contemplated and an opportunity to voice any concerns prior that work. The rear addition will include a new exterior screened porch at the first floor and a new bedroom and bath at the second floor. I've included a copy of those initial plans

One item I think we will need to discuss, is the tree on your property whose branches extends into the area where work is proposed—if there are any costs in dealing with that, I will of course plan to take care of those, but want to be sure we are agreed on the right course of action. Please let me know at your earliest convenience if you have any other concerns you would like to discuss.

I would appreciate it if you could sign the attached letter for the BZA application, letting them know I've informed you about the project. You are welcome to voice any concerns you have as well. At a minimum, I'll do everything in my power to keep the work between reasonable hours and keep any disruption at a minimum for you and your family.

Best regards,



Cassandra Spratt
130 Rhode Island Avenue, NE
202-422-2064
cspratt@gmail.com

SEPTEMBER 3, 2019
August 23, 2019

TO: DC Office of Zoning - The Board of Zoning Adjustments
441 4th Street NW, Suite 200S, Washington DC 20024
FR: Cassandra Spratt, Owner

RE: BZA Notice: Statement of Existing and Intended Use 130 Rhode Island Ave, NE

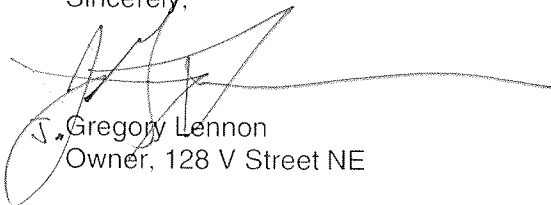
To Whom it May Concern,

Cassandra Spratt, the Owner of the existing rowhouse at 130 Rhode Island Avenue NE, Washington, DC 20002, has informed me of her intention to construct a two story rear addition and provided me initial plans to review (document 2019_0731_Spratt Presentation.pdf provided via email August 2, 2019).

I have been made aware that an ANC meeting will be happening that I may attend and voice any concerns, as well as raise them to this group.

Currently, I do not have any concerns about the project and support Ms. Spratt's request for an exemption to move forward her project.

Sincerely,



J. Gregory Lennon
Owner, 128 V Street NE



Cassandra Spratt <cspratt@gmail.com>

Contemplated Renovations at 130 Rhode Island Avenue NE, Washington, DC 20002

Cassandra Spratt <cspratt@gmail.com>
To: Greg Lennon <j.gregory.lennon@gmail.com>

Thu, Aug 22, 2019 at 6:32 PM

Hi Greg,

Per our chat today here is the updated letter--its in Word so you can edit as you like. I'll print and drop a hard copy by your house tomorrow if you are ok with it.

Thank you!
Cassandra

On Fri, Aug 2, 2019 at 7:59 AM Cassandra Spratt <cspratt@gmail.com> wrote:

TO: Gregory Lennon, 128 V Street NW, Washington, DC 20002

Dear Greg,

I wanted to inform you that I am considering having an addition added to the rear of my property at 130 Rhode Island Avenue NE. City code allows for a 10-foot extension from my neighbors' back wall. However your property, at 128 V Street, is set 3 feet back and as such, I need a waiver from the city to build the full 10 feet.

As part of that process, I will present my plans and answer any questions from the community at the next ANC meeting for our area 5E10—I will inform you of the date of that meeting and provide you with our commissioners contact information if you are unable to attend.


Pending that approval, I am still looking for a contractor and do not have estimate start dates yet. But I wanted to give you notice about the type of work contemplated and an opportunity to voice any concerns prior to that work. The rear addition will include a new exterior screened porch on the first floor and a new bedroom and bath on the second floor. I've included a copy of those initial plans

Please let me know at your earliest convenience if you have any other concerns you would like to discuss.

I would appreciate it if you could sign the attached letter for the BZA application, letting them know I've informed you about the project. You are welcome to voice any concerns you have as well. I'll do everything in my power to keep the work between reasonable hours and keep any disruption at a minimum for you and your family.

Best regards,

Cassandra Spratt
130 Rhode Island Avenue, NE
202-422-2064
cspratt@gmail.com

 **Greg_128VSTNE.docx**
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Cassandra Spratt <cspratt@gmail.com>

Request to be added to an upcoming ANC 5E10 meeting

2 messages

Cassandra Spratt <cspratt@gmail.com>

Mon, Jul 15, 2019 at 12:01 PM

To: 5E10@anc.dc.gov

Dear Ms. Jones,

I am the owner/resident at 130 Rhode Island Ave NE, Washington, DC 20002 and I understand you are the ANC rep for my neighborhood. I am in the process of requesting a BZA exemption for some renovations at my home and as such, need to present the project to my ANC for review. Please let me know what additional information you might need from me and when the next meeting time would be that I would be able to attend and make the presentation.

Thank you and I look forward to hearing from you.

Best regards,
Cassandra Spratt
202-422-2064

Cassandra Spratt <cspratt@gmail.com>

Wed, Jul 24, 2019 at 8:05 AM

To: 5E10@anc.dc.gov

Cc: 5E@anc.dc.gov

Dear Ms. Jones,

I'm just following up to see if you received my message and to find out when the next date is that I can have the ANC review my proposed work plan?

Thanks,
Cassandra
[Quoted text hidden]