

Cochran, Patricia (DCOZ)

From: Cammeron Girvin <cgirvin@gmail.com>
Sent: Thursday, February 6, 2025 4:51 PM
To: Mehler, Keara (DCOZ); David Brown; MMoldenhauer@cozen.com; ANC 1B Office (ANC 1B); Trindade Deramo, Miguel (SMD 1B06); McGraw, Esther (DOB); Bocock, Monique (DOB)
Cc: DCOZ - BZA Submissions (DCOZ)
Subject: Re: Exception submission: Appeal No. 20183

Follow Up Flag: Follow up
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I am submitting the exception to this appeal again in accordance with these new instructions. Its text follows below.

Thank you for your attention.

Sincerely,

Cammeron Girvin

Regarding the proposed order for BZA Appeal No. 20183, Appellants wish to focus on two points.

1. The Board's ruling that the building is not an emergency shelter (thus requiring a special exception) is contradicted by Findings of Fact 3, 4, and 5, which define the Ward 1 building as an "emergency shelter" as authorized by the Homeless Shelter Replacement Act (HSRA). Furthermore, the definition of an "emergency shelter" in the zoning regulations is based on this very same language (Finding of Fact 40). These facts were shared by Appellants in their appeal.

To be clear, with this ruling, the Board has muzzled legislative and regulatory language in order to favor an administrative officer's interpretation, turning on its head the accepted process for application of law by regulatory agencies.

2. At no point does the draft order use the zoning term "meaningful connection," opting to instead use the less precise word "connection." Speaking of, it is Appellant's understanding that no such meaningful connection was constructed for this project.

On Feb 6, 2025 at 3:56:46 PM, "Mehler, Keara (DCOZ)" <Keara.Mehler@dc.gov> wrote:

Board of Zoning Adjustment
District of Columbia
CASE NO.20183
EXHIBIT NO.97A

Good afternoon,

To follow up, please submit a certificate of service or cc bzasubmission@dc.gov to show this submission has been sent to the parties in this case, including the ANC, DOB, DGS.

Thanks,

Keara Mehlert, AICP
Secretary to the Board of Zoning Adjustment

Office of Zoning | *District of Columbia Government*
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(202) 727-0364 (office) | keara.mehlert@dc.gov
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From: Cammeron Girvin <cgirvin@gmail.com>
Sent: Thursday, February 6, 2025 12:15 PM
To: DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>
Cc: Mehlert, Keara (DCOZ) <Keara.Mehlert@dc.gov>
Subject: Exception submission: Appeal No. 20183

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Hello,

I would like to file the exception below for Appeal No. 20183. I would be grateful for a confirmation of its receipt.

Thank you for your attention.

Sincerely,

Cammeron Girvin

Residences of Columbia Heights

Regarding the proposed order for BZA Appeal No. 20183, Appellants wish to focus on two points.

1. The Board's ruling that the building is not an emergency shelter (thus requiring a special exception) is contradicted by Findings of Fact 3, 4, and 5, which define the Ward 1 building as an "emergency shelter" as authorized by the Homeless Shelter Replacement Act (HSRA). Furthermore, the definition of an "emergency shelter" in the zoning regulations is based on this very same language (Finding of Fact 40). These facts were shared by Appellants in their appeal.

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