

Memo To: The Board of Zoning Adjustment

From: Applicant Richard B. Leavy, Managing Member, Arel Properties, LLC

Re: Case 21133, Square 5158 Lot 0010, Community Outreach Efforts

Date: 7/8/2024

To the Board of Zoning Adjustment:

The following are the outreach efforts that have been made to the community regarding the above-referenced case:

1. Mailing as required to all homes within a 200 foot radius of the subject property, as well as posting on the property as required.
2. On May 5th 2024, I personally knocked on every door on 48th Place between Mead St. NE and Lee St. NE, on both sides of the street (with the exception of 1 multi-unit building at the end of the block). At residences where the door was answered, I asked to speak to the property owner by name. When I was able to speak to the property owner, I briefly discussed the project, answered any questions asked by the owner, and asked for their support.

In all cases, whether I spoke with the owner or someone else in the house, or had no response to my knock, I left a brief packet of materials, including:

- a letter describing the project, including a link to plans on the BZA website and my full contact information, a request for support, and a request that they contact me with any questions or for additional information.
- a package similar to the BZA plan package, leaving out only the shadow studies for purposes of brevity.
- a draft letter of support that could be filled out and either mailed to me or to the BZA.
- a stamped envelope self-addressed to me with which the recipient could mail to me a letter of support or any other communication the recipient desired.

(Please see attached for a copy of the materials left at that time)

In the case of 1117 48th Place NE, understanding the importance of contacting the direct neighbors, I believe I knocked twice, once at the beginning of my route and again at the end. I did not get an answer, so I left a package as described above.

3. I also reached out by email to 50th St. Ventures LLC, the owner of lot 11 directly to the north requesting (and ultimately receiving) a letter of support for the project.
4. On 5/9/2024, I mailed by certified mail, return receipt requested, a package of materials to the owners of 1117 48th Place NE (modified appropriately as an individual letter to Mr. Davis and Ms. Campell). USPS records included in the BZA file show that the package was delivered and accepted on May 10th, 2024. I did not receive a reply from Mr. Davis or Ms. Campell to the package I left at the door, nor my certified letter.
5. Mr. Davis, Ms. Campell and architect Mark Freeman attended via zoom the BZA meeting on July 27th, 2024. I was unfortunately unable to attend that meeting due to surgery on 7/20 and a

follow-up appointment with my surgeon on 7/27 which I could not change. It is my understanding that at that meeting, Mr. Freeman voluntarily agreed to a postponement to give us the opportunity to speak with Mr. Davis and Ms. Campbell directly regarding any concerns they had about the project.

6. Mr. Davis, Ms. Campbell, Mr. Freeman and myself attended an ANC 7C Executive Committee meeting on 7/27/24, during which we heard and were able to respond to some of Mr. Davis and Ms. Campbell's concerns, with a request that Mr. Davis and Ms. Campbell contact me as soon as possible to further discuss any of their concerns, at their convenience. One of the concerns expressed by Ms. Campbell was regarding the fate of a small willow tree that had been planted by their children.
7. On June 28th I sent an email to Mr. Davis and Ms. Campbell letting them know that the architect and I were eager to speak with them at a time and place of their convenience to discuss the project. I repeated that request in another email to them on July 1st (see below).
8. Having contacted my arborist regarding the willow tree, I contacted Mr. Davis and Ms. Campbell by email on July 1 with a photo of the willow tree attached, asking them to confirm that this was the tree that they were concerned about. In that email I also reiterated my request to meet with Mr. Davis and Ms. Campbell at their convenience to discuss the project.

Mr. Davis replied to me in the affirmative regarding the tree that same day but did not respond to my request for a meeting.

I replied, also on the same day, stating that I would be happy to stipulate that they could remove the tree and replant it on their lots at their convenience, suggesting that the fall might be a better time to do so for the health of the tree.

9. On July 3rd Mr. Freeman sent an email to Mr. Davis, on which I was copied, transmitting additional materials illustrating the proposed distance from his house to my proposed project, and again offered to meet with them at their convenience.
10. On July 8th I sent another email to Mr. Davis and Ms. Campbell requesting a meeting at their convenience to discuss any concerns that may have.
11. We will be attending the ANC 7C meeting this Thursday, July 7th to discuss our project. Our application is on the agenda for that meeting.

As of this date neither I nor Mr. Freeman have received a response from Mr. Davis or Ms. Campbell regarding our request for a meeting with them.

All materials reference in this memo are being uploaded to the BZA case record.

Respectfully submitted,

Richard B. Leavy

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Managing Member, Arel Properties LLC