

Lois Mastel
631 A Street NE
Washington, DC 20002
202-422-9572
loismastel@aol.com

September 17, 2024
Via email

Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington, DC 20001

Re: Request to Postpone Hearing Date;

BZA Case No 21163 (627 A St NE) of Kaely Michels Gualtieri

Dear Members of the Board,

I would like to request the postponement of the hearing date scheduled for October 9, 2024, due to failure to notify any neighbors within the 200' radius 45 days in advance as required.

Due process has been skipped. I, and every other neighbor within 200' radius, have **not** had the 45 days' notice stipulated by [this rule](#), to review the design before it goes to hearing, nor did we have time to discuss our concerns with the petitioner.

As a neighbor two doors from applicant, I only heard about an ANC zoning hearing from an immediate neighbor the same day as that hearing, September 4, 2024. In email communication, Planning and Zoning Chair ANC6C04 Mark Eckenwiler denied our request to postpone the vote stating that notifications were sent, despite no neighbor having received one. We requested more than a few hours to prepare as neighbors could have had a voice before the ANC 6C Planning, Zoning, & Economic Development Committee took a vote. Mr. Eckenwiler opened the zoning meeting remarking that if we had joined the meeting to claim we weren't notified, not to bother.

On Monday, Sept 9, 2024, my neighbors and I received mailed notices of a public zoning hearing postmarked 9/5/24 – the day **after** the 9/4/24 ANC zoning mtg. The notice states that the DC Office of Zoning hearing is scheduled for Oct 2, 2024. The date announced at ANC zoning meeting was Oct 9, 2024. The notice we received months late has the wrong date.

Please see the attached notice postmarked 9/5/24 with the hearing date listed as 10/2/2024. I am the only person in my house who opens the mail. Sept 9, 2024, is the first time I received any notification of a scheduled hearing re BZA case no 21163.

According to the case log, the authorized agent's "request to postpone" the initial hearing date due to personal conflict was filed on Aug 6, 2024. Ms. Fowler certified that her postponement request was sent to Planning and Zoning Chair ANC 6C04 Mark Eckenwiler, DC Office of Planning contact Joel Lawson, ANC 6C, and ANC 6C03 Commissioner Jay Adelstein to postpone from Oct 2nd to Oct 9th. Ms. Fowler's request to postpone was granted — a month before neighbors in the 200' radius were notified of the incorrect hearing date.

Thank you for your attention to this and please let the neighbors have the 45-days advance notice of the hearing date as required by law.

Kindly,



Lois Mastel

CC:

1. Kaely Michels-Gualtieri (applicant), trapezekaely@gmail.com
2. Jennifer Fowler (authorized agent), Jennifer@fowler-architects.com
3. Advisory Neighborhood Commission 6C, 6C@anc.dc.gov
4. Jay Adelstein, Commissioner 6C03, 6C03@anc.dc.gov
5. Mark Eckenwiler, Planning and Zoning Chair, Commissioner 6C04, 6C04@anc.dc.gov
6. Jessica Smith, adjacent neighbor at 625 A St NE, seeking party status, jesssmith111@gmail.com
7. DC Office of Planning, planning@dc.gov
8. DC Office of Planning, DC Office of Historic Preservation, historic.preservation@dc.gov
9. DC Office of Planning, Office of Zoning, bzasubmissions@dc.gov
10. DC Office of Planning joel.lawson@dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
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MASTEL, GREGORY J
631 A ST NE
WASHINGTON DC 20002-6029

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

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NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, October 2, 2024, @ 9:30 a.m.
Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA10-02-2024>
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING:

Application No. 21163 of Kaely Michels-Gaultieri
Address: 627 A Street NE (Square 868, Lot 49)
ANC: 6C
Relief: Special Exceptions from:

- The maximum principal dwelling unit requirements of Subtitle U § 301.1(b) (pursuant to Subtitle U § 301.1(g) and Subtitle X § 901.2)
- The accessory building use requirements of Subtitle U § 301.1(c) (pursuant to Subtitle U § 301.1(g) and Subtitle X § 901.2)
- The lot occupancy requirements of Subtitle E § 210.1(pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2)
- The accessory building area requirements of Subtitle E § 5003.1(pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2)

Project: To construct a two-story addition to an existing accessory building, and to convert the accessory building into a principal dwelling unit, on the same lot as an existing, semi-detached, two-story with cellar, flat in the RF-1 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5, as well as the text adopted by the Zoning Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

PLEASE NOTE:
The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment ("Board" or "BZA") on the website of the Office of Zoning ("OZ") at <https://dcoz.dc.gov/BZACalendar> as well as on the case record webpage available on the Interactive Zoning Information System ("IZIS") on the OZ website <https://dcoz.dc.gov>

CERTIFICATE OF SERVICE

BZA Application No. 21163 (627 A Street NE) of Kaely Michels Gualtieri

Pursuant to the requirements of Subtitle Y § 407.3, I certify that a copy of the presentation and all accompanying documents have been served upon:

- (a) *The applicant/ applicant's representative or counsel (if applicable)*
 - **Kaely Michels-Gualtieri (applicant)**
 - **Jennifer Fowler (authorized agent)**
- (b) *The Main ANC Office - 6C*
- (c) *The ANC Single Member District*
 - **ANC 6C03 Commissioner Jay Adelstein**
 - **ANC 6C04 Mark Eckenwiler (Planning and Zoning Chair)**
- (d) *Any additional parties to the application*
 - **Jessica Smith (neighbor of adjacent property at 625 A St NE)**
- (e) *The Office of Planning*
 - **DC Office of Planning (based on DC gov website)**
 - **DC Office of Planning Historic Preservation (based on DC gov website)**
 - **DC Office of Zoning (based on DC gov website)**
 - **DC Office of Planning contact Joel Lawson**

CERTIFICATE OF SERVICE cont.

BZA Application No. 21163 (627 A Street NE) of Kaely Michels Gualtieri

Service was made on 9/ 17 /2024 by Email to the following:

1. Kaely Michels-Gualtieri (applicant)
trapezekaely@gmail.com
2. Jennifer Fowler (authorized agent)
Jennifer@fowler-architects.com
3. Advisory Neighborhood Commission 6C
6C@anc.dc.gov
4. Jay Adelstein, Commissioner 6C03
6C03@anc.dc.gov
5. Mark Eckenwiler, Planning and Zoning Chair, Commissioner 6C04
6C04@anc.dc.gov
6. Jessica Smith, adjacent neighbor at 625 A St NE, seeking party status
jesssmith111@gmail.com
7. DC Office of Planning,
planning@dc.gov
8. DC Office of Planning, DC Office of Historic Preservation
historic.preservation@dc.gov
9. DC Office of Planning, Office of Zoning
bzasubmissions@dc.gov
10. DC Office of Planning
joel.lawson@dc.gov

Signature: _____

