

Case 21239

Hearing Date Feb 26, 2025

Pics of 3220 Brothers PL SE



These pictures show the lack of space between the houses. There is not a 5-feet setback side yard.

I am not sure where any record shows a 5 feet setback but the side yard setback is not in feet but inches.

Harper

Fence post 1 to 6 are 1 inch off property line

Post 7 and all others are on property line

Front 17 Inch off property line

End of addition is 10 inches from property line

Morgan

Fence is on property line and is 17 inches from porch

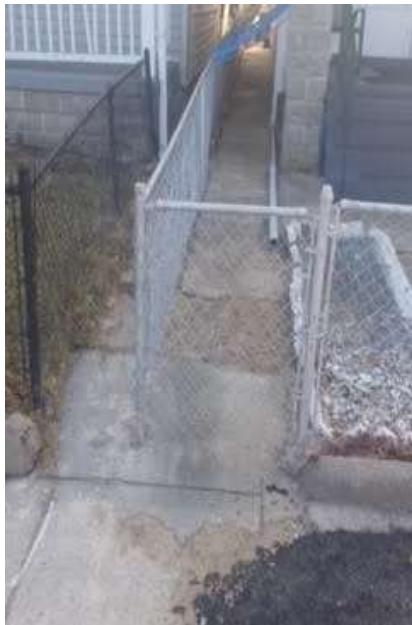


Roof line on both sides of
addition.

This is on and over the property
line.



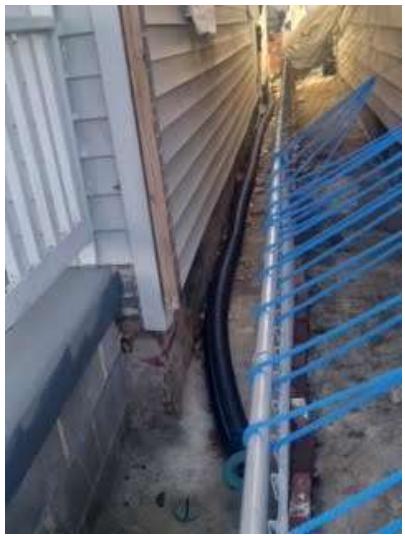
Additional pictures of front and rear to show spacing between both houses from Harpers side



Side Yard pictures from Harper's side



The orange dots in this picture is one of many and are from the survey that I had conducted.



Side Pictures from the Morgan's Property



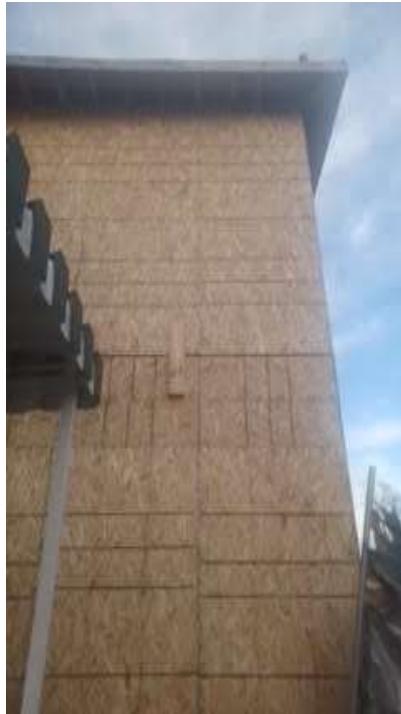
Side Pictures from the Morgan's Property



Side Pictures from Harper's property



- ❖ The distance from the fence ranges from 16 inches in the front and to middle of existing home and start of addition.
- ❖ The end of addition is 10 inches from the property line



As per exhibit 9 & 20 (a) The light and air available to neighboring properties shall not be unduly affected;

These pictures show that the new addition blocks my ability to open my door and allow sunshine into my home. Prior to this monstrosity I was able to open my door and let the sun shine in. Not so much now. I am not sure how the determination was made that allowing this addition would not have any effect on my property.





The second (2nd) picture shows how close the addition is to my home. This shows the tar paper that was installed in August 2024 and how it has been falling off and how it is caught on my roof and the addition roof.



If you look at the third (3rd) picture you will notice the difference in the width of the roof endings you will see even after a crude attempt to stop the roof from crossing the property line. It will still cross once gutters are added.

Director Brian J. Hanlon,

In the last stages of renovating our home at 3220 Brothers Place SE, the city abruptly ceased construction after saying they incorrectly issued us a (B2300303) permit. When we spoke with DOB representative (Kathleen Beeton/Zoning), we were told that stopping construction on our home was due to an error in zoning discovered by viewing a wall check. She later found that a wall check wasn't done yet. So, what generated the Stop Work Order (SWO)? To date, I have not received any further information from the Kathleen Beeton or any DOB representatives siting the reason for the SWO. Our plans were already approved and our addition has been built with framework completed. Records show that we applied and got approved for the permits (B3300303/ BB2310826) received. Not only did we get approved for these permits, when it came to inspecting the construction process, none of the paper work that I or my contractor have reflected a wall check or wall inspection. Here is a list of completed inspections & the results of those inspections:

- Footing Inspection completed on 6/17/2024 - Passed
- Foundation Inspection completed on 6/25/2024 - Passed

We haven't done anything egregious Mr. Hanlon, just trying to complete our renovation and start enjoying our forever home. We are seniors and I've served my country (US Army) and city (DC Fire & EMS) proudly. DC is my home and I want it to stay that way. I shouldn't be penalized for DOB's mistake. I'm reaching out to you for a resolution because going through the Bureau of Zoning Adjustment (BZA) is costly and time-consuming setting our project back for months. I'd appreciate your feedback. Hopefully you'll have a better answer for us.

Wall Check

Exhibit 7 says that there
Was no wall check
completed as per Kathleen
Beeton and Mr. Hayman

However, the email from
Luis Urquilla dated
August 19, 2024 says
Wall check was done
August 14, 2024.

Not sure why the letter
To the Director says
There was no wall
Check done.

alschiffer Aug 14
Hi Luis We are planning on being there this morning (Wed...
4
alschiffer 8:40 AM
to me, Andre
Hi Luis
Let me make it very clear to you and the neighbor.
The marks I put on the sidewalk in front of your house
are NOT property line
markers. They are random points I set so the I could
see down the sides of the house.
DO NOT use them to determine property lines.
Alan

me 8:43 AM
to alschiffer, Andre
Alan,
Thank you for the clarification.

 Reply  Reply all  Forward 

Project Description:

Complete interior renovation and remodel of single family detached residence. Renovation includes a 9'-3" net addition at the rear of the residence. This addition increased the area of the house from 908 sqft to 1,102 sqft.

The property is zoned R-2

The allowed Maximum Lot Occupancy is 40% (Sub D 210.1)

The Lot area is 2,625 sqft so the allowed building footprint (2625x.4) is 1,050.

{Lot area times 40%+2% or 42% [2625 X .42] =1,102}

Proposed building footprint sqftg.: Exist. Width X Proposed length [21'-5" X 51'6"] = 1,102
For which an administrative variance has been granted.

The sideyard setback per Sub D 208.7 is 8'-0"

This existing residence side yard setback is 5'-0" The sides of the addition are in line with the existing structure. It is not wider and maintains the existing side yard. Reducing the sides of the addition by 3'-0" for a total of 6'-0" (15'5") would have made the addition impractical. The addition does not in anyway change the character of the structure or adversely affect the neighboring residences.

The scope also includes a parking space in the rear accessed from the alley.

This renovation is vital to the owners Mr. and Mrs. Hayman to repair the overall structural integrity of the home and provide adequate living space for their family.

Exhibit 9 says that the existing residence has a side yard setback of 5'-0. The existing side yard is not 5'-0. Current measurement is 17" (in) front to back on the Morgan's side and 17" (in) front really 16 since front is 1" off property line and 10" (in) on the back of the Harpers'. Back post on property line.

This shows that they were FULLY aware that they were NOT in compliance as they state reducing the addition would make the addition IMPRACTICAL.



CCN 024127013 — Case# 024-127003 Public/Person

CCN #24127013 - PUBLIC INCIDENT REPORT

Aug. 18, 2024 18:00 Aug. 18, 2024 18:10 Aug. 18, 2024 18:58

Marlene Russell, TSDN, 425194

YES NO

REPORTING OFFICER

Officer Name: J. M. JONES

Officer Rank: JOHN

Officer ID: 123456

3222 BROTHERS PLACE SE, WASHINGTON, DC 20032

OFFENSE-1

Threat (Attempted Disruption) (CCD 22-321200)

Aug. 18, 2024 18:00

Aug. 18, 2024 18:20

COMPLETED

ATTEMPTED

YES NO

YES NO

OFFENDER LOCATION

Location Name: STREET ADDRESS/DESCRIPTION: 3222 BROTHERS PLACE SE

WASHINGTON

DC

SP

CRIME CODE

Highway: Alley/ Street/ Sidewalk

REPORTING OFFICER: 750-7007

PERIOD:

Public

VIC TIME-2

Officer Name: JONES, LISA

Officer ID: 123456

3222 BROTHERS PLACE SE, WASHINGTON, DC 20032

OFFENSE-2

Simple Assault

Officer Name: JONES, LISA

Officer ID: 123456

Aug. 18, 2024 18:10

Aug. 18, 2024 18:20

COMPLETED

ATTEMPTED

YES NO

YES NO

Personal Response (Handle / Fault)

OFFENDER LOCATION

Location Name: STREET ADDRESS/DESCRIPTION: 3222 BROTHERS PLACE SE

WASHINGTON

DC

SP

CRIME CODE

Highway: Alley/ Street/ Sidewalk

REPORTING OFFICER: 750-7007

PERIOD:

Public

VIC TIME-2

Officer Name: JONES, LISA

Officer ID: 123456

3222 BROTHERS PLACE SE, WASHINGTON, DC 20032

VEHICLE / PROPERTY & ITEMS SUMMARY

Metropolitan Police Department
Metropolitan Police Department

Report date: 8/18/2024

Report time: 18:00

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Report type: Public

Report status: Open

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Summary

There is no way for the Hayman's to complete ANY work on the side of their home without accessing the Morgan's or Harper's property.

Morgan's side has 17 inches front to back

Harper's side has 17 really 16 since its 1 inch off property line in front

10 inches at rear of addition as the fence is on the property line.

There is no way any work can be completed without access from either neighbors property.