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BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

In Re: 5111 Connecticut Ave., N.W. Square 1989, New Lot 162 Previous Lots 49-57 & 161	)	BZA Appeal No. 16716
Appeal of:	)	
Nebraska Avenue Neighborhood Association	)	
Advisory Neighborhood Commission 3G	)	

Statement by ANC 3G

The filing is for consideration at the BZA hearing on this matter scheduled for January 2, 2002.

The revised Sunrise plans fail to demonstrate compliance with applicable code requirements. As a consequence, they do not provide an adequate basis for issuance of a revised building permit or for concluding that they satisfy the zoning code setback requirements.

According to Architect Christopher Fromboluti, the ANC's expert witness at the prior hearing, the plans are deficient in two material respects. First, the plans fail to provide adequate information to allow a proper assessment of the proposed revisions to the elevator and roof structures. This is because the plans fail to show the actual elevator machinery for the building and where it will be housed. In Mr. Fromboluti's expert opinion, the elevator machinery cannot be housed in the space provided, which is presumably why the plans fail to show the machinery.

Second, what little information is provided in the revised plans demonstrates that they do not satisfy applicable code requirements. This is because the plans fail to provide adequate space above the elevator enclosure to allow for the necessary elevator overrun and the necessary clearance above the top of the elevator cab, required by applicable code provisions.

Based of the forgoing, ANC 3G urges the BZA to reject the revised roof plans as they fail to comply with applicable requirements.

Respectfully submitted,

Joseph L. Bishop

Joseph L. Bishop
Vice Chair, ANC 3G

December 21, 2001

cc: Maureen Dwyer, Esq.
Ellen McCarthy, Office of Planning
Michael Johnson, Zoning Administrator
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Date 01-26
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ZONING COMMISSION
District of Columbia
CASE NO.01-26
EXHIBIT NO.20

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Certificate of Service

I herby certify that a copy of the ANC 3G statement of December 21, 2001 by ANC 3G Re: BZA appeal No 16716 was sent by first class mail on Friday December 21, 2001 as follows to:

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December 21, 2001
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