

Exhibit A

Collins, Christopher H (WAS - X77841)

From: Abigail Nichols [<mailto:abigail.nichols.anc2b@gmail.com>]

Sent: Tuesday, March 08, 2016 10:08 AM

To: John Casey <john@jcdevelopment.com>

Cc: Bolling, Melinda (DCRA) <melinda.bolling@dc.gov>; LeGrant, Matt (DCRA) <Matthew.Legrant@dc.gov>; clarence.whitescarver@dc.gov; Brian Gelfand <brian.gelfand@gmail.com>; Jenny Gelfand <jenny.gelfand@gmail.com>; Elliott, Kim (OP) <Kim.Elliott@dc.gov>; Christopher.bailey@dc.gov; timothy.dennee@dc.gov; ruben.legaspi@dc.gov; Lewis, Eva (EOM) <eva.lewis@dc.gov>; Nicole Mann <nicole.mann@dupontcircleanc.net>; Warwick, Daniel (ANC 2B02) <2B02.ANC@dc.gov>; Don Hawkins <hawkinsarchitects@gmail.com>; Samantha Mazo <smazo@washlaw.com>; 'Meridith Moldenhauer' (MMoldenhauer@washlaw.com) <MMoldenhauer@washlaw.com>; Robert Meehan <bobmeehany62@gmail.com>

Subject: Re: 1514 Q St. NW Meeting

March 8, 2016

Subject: Agenda for Meeting Requested for March 8, 2016, by ANC2B with Zoning Administrator or his representative concerning the development of 1514 Q Street NW

From: Abigail C.Nichols, Commissioner, ANC2B05

The agenda for this meeting stems from two resolutions passed by ANC2B on November 10, 2015, and subsequently sent to HPRB (Gretchen Pfahler Chair) and to the Zoning Administrator (Matthew LeGrant).

The purpose of the meeting now requested is so that the Zoning Administrator can fulfill the request from ANC 2B that a representative of the Zoning Administrator verify measurements and the developer's plans onsite in the presence of representatives of the public and the ANC. (To my knowledge there was no written response from the Zoning Administrator to the ANC request; to the extent that we discussed the ANC request when I met with Matthew LeGrant on general policy matters December 21, 2015, he wanted the normal processes to play out further before responding to the ANC request. Subsequent events point to the need to hold this meeting now. I was present at Ruben LeGaspi's measurements on February 18, 2015, but it was not my understanding that he was there for the construction review and not as the representative of the Zoning Administrator, and policy was not discussed.)

This request reflects widespread concerns. While two neighbors (Jenny and Brian Gelfand) have been diligent in tracking this project, many block neighbors are concerned about this project and attended a meeting on the project at the ANC's Zoning, Preservation, and Development Committee. Like me, they are concerned that this would be the fourth large addition in three years to back onto a narrow alley. Altogether the alley area has

already suffered a loss of trees, loss of light, increased alley flooding from loss of permeable surfaces, and alley blockage and congestion both during and after construction. The first three projects were not reviewed by the ANC which is why there is such a strong need to understand the current project in the context of a number of policies.

There are also operational concerns. For example, an agent for an immediately adjacent neighbor with a common wall is ensuring protection of her property during and after construction. The involvement of concerned neighbors has been critical to ensuring compliance with law and regulations.

Historic Preservation: Subsequent to the ANC's HPRB review, observations by neighbors and architect Don Hawkins alerted HPRB to the fact that the planned addition would be seen from the street because of the lower height of an adjacent building. The plans are being changed to reflect this; I do not know where HPRB is in its review.

Zoning Policy Issues: Citizens all over the District are concerned about undocumented policies that increase density beyond that implied by the clear language of the law and regulations. This was much under discussion at the Council's February 29, 2015, DCRA hearing.

At 1514 Q Street NW there is the question of whether the below grade space can be a habitable cellar which doesn't count toward FAR. The answer appears to be a HPRB question as to whether windows can be changed and the zoning question as to whether windows can be changed and ceilings lowered in order to meet the cellar requirements. Both the original drawings submitted by the owner and pictures taken in November suggest that the current 3'11" measurement reflects a decrease in the size of the windows. (see attachment) Mr. Casey states that the windows have not been changed.

Construction: A tremendous amount of work has been done at the site. Neighbors and the ANC need to better understand how so much work can be done without basic approvals for the plan. Does DCRA have final construction drawings?

For example, the cellar has been excavated but would be unnecessary if zoning doesn't approve the original cellar to be transformable into a habitable cellar. The front of the site including the parking space has been covered by a tent for several months, but no permits have been posted in spite of a request two weeks ago that permits be posted where the public can see them.

Attendance: Gathering the concerned residents with appropriate policy and measurement officials will allow a full discussion of the many issues being raised in the context of this project. I believe that the ANC and the public must be represented at a minimum by Don Hawkins and Brian Gelfand. In addition, I would like to

invited Bob Meehan who represents the neighbor at 1512 Q Street and Adams Morgan Commissioner Allen Gambrell who has similar policy concerns. On the government side, we would like to see Ms. Elliot, Mr. LeGrant, Mr. Legaspi, and Mr. Gamboa. Together with John Casey, the owner, we should have the knowledge and authority to determine the facts in the case.

If we are not ready for this meeting today, fine. But neighbors and I need leadership within DCRA to ensure that this meeting occurs soon.

Abigail C. Nichols

Commissioner, ANC2B05, 202-331-9757, abigail.nichols@dupontcircleanc.net

Attachments:

- 1) HPRB review resolution on 1514 Q Street, November 10, 2015, ANC2B
- 2) Zoning review resolution on 1514 Q Street, November 10, 2015, ANC2B
- 3) Dawn Hawkins' pictorial analysis of front of 1514 Q Street NW
- 4) Minutes of December 21, 2015, meeting of ANC 2B05 Commissioner, Abigail Nichols and Ward 2 Office of Community Affairs representative of the Mayor, Eva Lewis, with DC Zoning Administrator, Matt LeGrant

Abigail C. Nichols, 2B05 Commissioner
Advisory Neighborhood Commission 2B
Ph. 202-331-9757

On Mon, Mar 7, 2016 at 12:05 PM, John Casey <john@jcdevelopment.com> wrote:

Abigail,

Please let me know who will be attending the meeting and please outline the agenda of issues that will be discussed at the site visit. The ANC and concerned neighbors requested the last meeting that we held on site February 18, 2016 with the DCRA inspector, Ruben Legaspi, where we performed on site measurements for the cellar. It is my understanding that you have the on-site measurement photos that the inspector had taken with his camera.

I have been down to DCRA this morning and was able to meet with Kim Elliot from HPRB and she will be attending the meeting. In addition, I was able to talk with Ruben LeGaspi, the inspector from the original site visit, and he has asked

me to contact him tomorrow morning to confirm on whether he will be able to attend. He has been to the site multiple times and was not sure what the new issues are that would require his presence.

I will be going down later today to meet with Chris Bailey, during his office visit hours, to discuss with him if he has any issues he would like addressed for the site visit hoping that DCRA inspector Ruben Legaspi can attend and report back to Chris Bailey with any issues he may have the same way he reported back to Matt LeGrant on his last site visit.

It is my understanding that one of the concerned neighbors, Brian Gelfand, has been down to meet and talk with Chris Bailey and I would hope that he has addressed all their concerns with Chris Bailey when they met.

I am hopeful that this will be the last site visit and look forward to resolving this matter.

John Casey

From: Abigail Nichols [mailto:abigail.nichols.anc2b@gmail.com]
Sent: Monday, March 07, 2016 7:36 AM
To: Bolling, Melinda (DCRA) <melinda.bolling@dc.gov>; LeGrant, Matt (DCRA) <Matthew.Legrant@dc.gov>
Cc: clarence.whitescarver@dc.gov; Brian Gelfand <brian.gelfand@gmail.com>; Jenny Gelfand <jenny.gelfand@gmail.com>; Elliott, Kim (OP) <Kim.Elliott@dc.gov>; Christopher.bailey@dc.gov; timothy.dennee@dc.gov; ruben.legaspi@dc.gov; Lewis, Eva (EOM) <eva.lewis@dc.gov>; Nicole Mann <nicole.mann@dupontcircleanc.net>; Warwick, Daniel (ANC 2B02) <2B02.ANC@dc.gov>; Don Hawkins <hawkinsarchitects@gmail.com>; John Casey <john@jcdevelopment.com>
Subject: Re: 1514 Q St. NW Meeting

The requested meeting is important. A whole block of residents is concerned about increased density at 1514 Q. Moreover, the issues are important to many other neighborhoods in DC. It is important there be clear policy that is enforced or changed.

I thank the Gelfands and Don Hawkins for their leadership on this matter.

I appreciated attending Ruben LeGaspi's measurement for DCRA on February 18, 2016, and the briefing Matt LeGrant gave me on December 21, 2016.

But we still need the onsite measurement and policy clarification.

Thank you for your attention to this matter.

Abigail Nichols

Abigail C. Nichols, 2B05 Commissioner
Advisory Neighborhood Commission 2B

Ph. 202-331-9757

On Fri, Mar 4, 2016 at 2:30 PM, Don Hawkins <hawkinsarchitects@gmail.com> wrote:

Mr. Whitescarver,

I'm sorry not to have been able to reach you by telephone over the last four days. The purpose of my calls was, in part, to arrange a meeting at 1514 Q Street to verify a contested dimension. This issue was first raised at the November 3 meeting of ANC 2B's ZPD Committee when the developer submitted two conflicting documents. The ANC requested the measurement to be verified on site in the presence of representatives of ANC 2B, DCRA, the developer, and adjacent property owners. After four months, the ANC's request still has not been honored. I would appreciate your scheduling that officially requested but long-delayed meeting for next Tuesday, March 8, at 2:00PM.

Thank you,

Don A. Hawkins

202-321-0111