

Basement / Cellar Zoning Issues (1514 Q ST and others)

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[show all 21 recipients](#)**To:** Bolling, Melinda (DCRA);**Cc:** Abigail Nichols <abigail.nichols.anc2b@gmail.com>; Don Hawkins <hawkinsarchitects@gmail.com>; Englebert, Gary (DCRA); LeGrant, Matt (DCRA); Whitescarver, Clarence (DCRA); wrenoldsanc@aol.com; Eckenwiler, Mark (SMD 6C04); ...

1 attachment

1514 Q St.
~.jpg

Dear Director Bolling:

I am writing to express neighbor concerns regarding a redevelopment project at 1514 Q Street, NW, which is a mid-block historic rowhouse. I have been working with my ANC Commissioner, Abigail Nichols, and others in the city and was referred to you for guidance.

The developer is proposing a manipulation of the basement/cellar FAR calculation. Specifically, submitted plans (not yet approved by DCRA) show both a lowering of the ceiling in the lower level and a raising of the terrace in order to reduce the distance from the adjacent finished grade to the ceiling to less than 4 feet. This move is merely an effort to improperly reclassify the basement as a cellar in order to achieve a fraudulent exemption of the lower level from zoning FAR calculations.

Attached is a picture, compiled by our architect, Don Hawkins (former Chairman of the Committee of 100), which shows photographs of the existing conditions at 1514 Q St as well as the architectural plans submitted by KC/DC Studios on behalf of the developer. The red lines on the architectural plans were added by Don Hawkins and are the proper dimensions which correct the misrepresentations on the submitted plans. Substantiation of these corrected dimensions is shown in the photographs by measurements of existing conditions with a survey rod as can be seen. This is proof of the following unpermitted manipulations that the developer is attempting 1) lowering the ceiling 2) raising the terrace grade and 3) shrinking the window dimensions.

Board of Zoning Adjustment
District of Columbia
CASE NO.19374
EXHIBIT NO.72A