

To: DC Board of Zoning Appeals  
Subject: Case 19608 Context Issues  
From: 1332 Vermont Avenue Partnership, Bernie Robinson, Managing Partner  
Date: December 12, 2017

At the November 15, 2017, hearing continued to December 13, 2017, the Board of Zoning Appeals asked that the plans and descriptions for development of the 1310 property be presented with more "context," including, specifically, elevation plans.

Exhibit #49a, Final Plans, is essentially the plans previously submitted without sufficient "context" except that page 9 is missing. A few of the "context" considerations not addressed in Exhibit #49a:

- a. No elevations are shown despite a clear request from the BZA for elevations.
- b. Existing Victorian side yard garden (see attached photo #1) is not described. The grand Victorian side yard and side entrance is a truly significant contribution to the "elegant" ambiance of this section of Vermont Avenue and Logan Circle. There is another such side garden at #11 Logan Circle that would be at risk from developers if the proposed "addition" to 1310 Vermont is allowed.
- c. Existing Victorian side entrance to 1314 (see attached photo #2) is not disclosed.
- d. Existing use of "carriage houses" (see attached photo #1) as at least two residential units with at least two residents per unit (prior to sale of properties) is not disclosed. The density of occupancy will be much greater than actually disclosed.
- e. Obstruction of chimneys on 1314 (see attached photo #3) is not disclosed adequately without elevations. The development team has previously obstructed chimneys in the historical Victorian district leading to a *de facto* violation of historic preservation standards.
- f. Impact of in-fill of the Victorian garden area on the view from the adjacent sidewalk is not disclosed. (See, for example, attached photo #3 for chimneys presently visible from the sidewalk, but which will be obscured by the adjacent addition, rendering appreciation of that architectural feature impossible from the public walk.)

- g. Pending development team ownership of 1314 is not noted or disclosed. One can anticipate development of this single-family home into condominium apartments in the near future. With the "Proposed Property Line" shown in Exhibit #49b, but not in Exhibit #49a, one wonders what the intentions of the development team are.
- h. Excavations adjacent to 1308 are not adequately disclosed without elevations. Lay persons from a church are not likely to anticipate damage to their building, party walls and/or fences, and parking pads from this development team's excavations which do not comply with OSHA and EPA regulations and DC building code (such as has occurred in this developers projects at 1330 Vermont Avenue, NW, and 1327 Corcoran Street, NW).

**The development team has ignored the Board's request that the plans and descriptions for development of the 1310 property be presented with more "context," including, specifically, elevation plans.**

The December 13, 2017, hearing should be continued until such time as the development team complies with the Board's request to provide plans sufficiently defined and described in the context of development of this site and provides those plans timely for public review.



Photo #1



Photo #2

The December 13, 2017, hearing should be continued until such time as the development team complies with the Board's request to provide sufficiently defined and described option(s) considered for development of this site and provides it timely for public review.



Photo #3