

From: Nixon, Stephanie (ANC 6A08) (6A08@anc.dc.gov)

To: Argo, Linda (DCRA); Pair, Lauren (DCRA)

Date: Wednesday, July 11, 2007 11:46:10 AM

Cc:

Wells, Thomas (COUNCIL); dcra@dc.gov; Brewton, Hiram (EOM); smnixon6a@prodigy.net; ronneberg6a02@gmail.com; Rogers, Eric (DCRA); Cheh, Mary (COUNCIL)

Subject: 429 18th Street NE - Plans to begin construction, please deny permit

Dear Ms. Pair and Ms. Argo,

On the following issue I am working with you as a commissioner at this time. 429 18th Street NE Condominium Association just received the attached letter. As you can read in the letter the builder, Briley, Inc, essentially tells the owners that for the building to be brought to code, the owners have to agree to release 50% of the bond money, pay for some of the repairs, and agree that Briley, Inc can build an addition with 6 units on the rear akin to that at 423 18th St NE (see attached pictures).

Such an addition would require a zoning variance because it would exceed lot 60% occupancy (something not obtained by Briley, Inc for 423 18th St NE). In addition, it seems that the demand for permission to build the addition to do work that should have been done years ago under the condominium warranty is inappropriate and borderlines coercion, if not is coercion. I would appreciate a comprehensive investigation into all permit requested by Briley, Inc, the validity of these permits, and whether each permit has been maintained.

In addition, please **deny any permit requests by Briley, Inc for 429 18th St NE and monitor all work.** There is significant reason to believe that this work may be conducted without the appropriate permits and with inappropriate information presented to DCRA and other city agencies.

Please provide information within the next 30 days about proceeding to halt this attempt by the builder.

Sincerely,

Stephanie Nixon
Advisory Neighborhood Commissioner 6A08
Verizon Cell 202-222-8570
Sprint PCS Cell 412-612-8881
Home 202-396-7234

Walk around the neighborhood with us on the 3rd Sunday of the month @ 2 pm (meet at Eliot JHS) and come by our Round Table on the 1st Thursday of the Month @ 7 pm, Mt Moriah Baptist Church.