

Richard Urban

From: Richard Urban <drichardurban@urbangrocery.com>
Sent: Saturday, October 13, 2012 2:50 PM
To: 'dc0z@dc.gov'
Subject: Comments for zoning hearing regarding application number 18413
Attachments: 259 Warren St..PDF

Dear Sir or Madam:

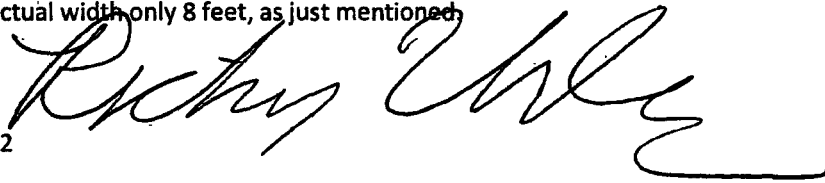
Please find my comments below regarding the property at 257 Warren St. NE, plus refer to the attached diagram and enter them into the record for the hearing to be conducted on October 16, 2012 from 9 am to 12 pm.

Comments:

The lot should not contain any structure(s) that is(are) more than two stories above ground level. Sunlight will be blocked in the afternoon for residents behind the property, such as myself, at 250 14th St. NE. Heights over two stories above ground level are inconsistent with the historical design of the street; there are no structures over two stories with the exception of a newly built one that is inconsistent with the character of the neighborhood.

Another major concern is the constriction of the alley. Please refer to the attached diagram. The current clearance in the alley of only 8 feet is insufficient for trash trucks, and in fact, for many vehicles to pass. When permission to build is granted, there should be a provision added to allow for a set back from the property line for trash trucks and other vehicles to pass through the alley. It would also be advisable for the structure itself to be set back 3 feet or so from the alley that parallels C St. NE, as it is a very narrow alley, in general, and especially at the point where there is a telephone pole that makes the actual width only 8 feet, as just mentioned.

Richard Urban
250 14th St. NE
Washington, DC 20002
202-544-5081



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D.C. OFFICE OF ZONING
2012 OCT 16 AM 8:37

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18413

EXHIBIT NO. 29

Warren St

C St. ↑

Alley

Need a set-back from
property line here to allow trash
trucks to pass (about 3 feet
needed)

Telephone Pole

8 foot wide alley
clearance

Property Line

Alley

