

BZA #18511
SUPPORTING DOCUMENTS

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- Four (4) Letters of support from property owners of Block 2851

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18511

EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.18511
EXHIBIT NO.28

Advisory Neighborhood Commission 1A

RECEIVED
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Ms. Lisa Kralovic
Ms. Vickey Wright-Smith
Mr. Steve Swank
Ms. Laina Aquiline
Mr. Kevin Holmes
Mr. Patrick Flynn
Mr. Thomas Boisvert
Mr. Kent Boese
Mr. Bobby Holmes
Mr. Anthony Cimino
Ms. Dotti Love Wade
Ms. Rosalind Gilliam

Dear 1A ANC Commissioners,

I am a neighbor of the alley property know as 1018 (Rear) Irving Street NW. I understand that the owners are proposing to add additional stories to the building to be used as residential apartments, and use part of the first floor as an office.

I understand that the Advisory Neighborhood Commission 1A is scheduled to discuss the proposed project as a variance to the zoning regulations.

I have been personally briefed on the design for the proposed addition. I understand the overall scope and intent of the planned construction project at 1018 (Rear) Irving Street NW and I herby advise the ANC-1A and the DC Board of Zoning Adjustment that I support the construction of the proposed addition and the zoning relief.



Signature

ANNIKA TOENNIESSEN

Printed Name

3013 11th ST., NW #2 WDC 20001

Address

1/8/13

Date

Advisory Neighborhood Commission 1A

Ms. Lisa Kralovic
Ms. Vickey Wright-Smith
Mr. Steve Swank
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Mr. Kevin Holmes
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Alphonse C. Burwell

Signature

ALPHONSE C. BURWELL

Printed Name

3020 SHERMAN AVE, NW

Address

1-8-13

Date

Advisory Neighborhood Commission 1A

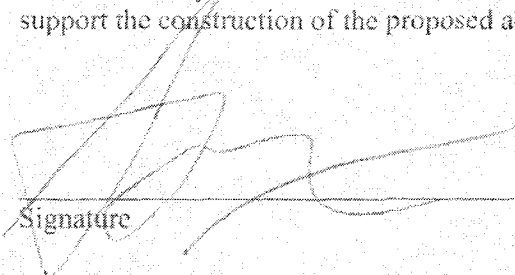
Ms. Lisa Kralovic
Ms. Vickie Wright-Smith
Mr. Steve Swank
Ms. Laina Aquilino
Mr. Kevin Holmes
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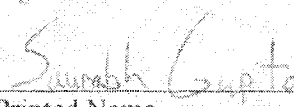
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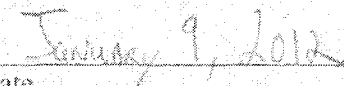
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I have been personally briefed on the design for the proposed addition. I understand the overall scope and intent of the planned construction project at 1018 (Rear) Irving Street NW and I hereby advise the ANC-1A and the DC Board of Zoning Adjustment that I support the construction of the proposed addition and the zoning relief.


Signature


Printed Name

Address


Date

February 18, 2013

**Advisory Neighborhood Commission 1A
and Board of Zoning Adjustment
Washington DC.**

**RE: 1018 (Rear) Irving Street NW
(Square 2851. Lot 837)**

Dear Commissioners and Board Members,

I am the home owner of 1012 Irving Street NW which is adjacent to 1018 at the back yard. I have been a resident of my house since I renovated in 2002 and I have no intentions on selling therefore I am very interested to know closely what is happening with my property's immediate surroundings with hope Columbia Heights continues to improve.

Is important to note that I am an architect with close relationship to developments and renovations in DC and after seeing the preliminary drawings for the project which are dated 17 December 2012, I have no major objections to the development though I have strong suggestions to bring into consideration for it:

- 1- My strongest suggestion although aesthetical, relates to a very important issue: privacy. The backyard of our homes is our private 'oasis in the city', and with a development like this I am concerned for it. As an architect I know there are modern architectural approaches to resolve this conflict and would like Seven Five Three Development consider it at its core with this project. The fact that all the rear windows of the surrounding properties look into this new development, and these new residences would look back at us, a 'fish bowl' effect must be avoided by designing accordingly. The proposed design has too many large openings and their upper-floor patios are fully open looking down onto our back yards. I envision the patios could have taller walls with jealousies or other architectural elements that can contain beautiful green spaces, allowing the light and air in and still retaining privacy for all parties. As well, the style of the building should embrace its 'warehouse' history and transform into a modern box of lofts and green spaces without counterfeiting any historic architectural style that masks the fact this is a contemporary building addressing what urban living means nowadays in the world. *For example look at the images below of how a residential project was designed to retain privacy from a parking structure across an alley:*

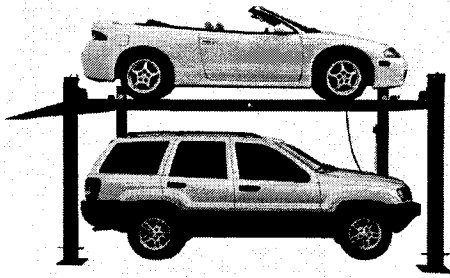


Landscaped alley way.



Modern architecture with screens and jealousies provide privacy.





- 2- Street parking is getting very limited, and would like to see this development have at least one parking spot per residential unit, and at least two for the office use. The use of creative solutions like **parking lifts** could double the number of available spots.



- 3- Assure all alleys are maintained well during construction and improved with the help of the city by placing **street lamps, planters and pedestrian-friendly finishes** that would make the alley more appealing and safer.

In essence I support the application by Seven Five Three Development for the variances requested with special appeal to consider the above mentioned matters and hope my suggestions are welcomed into this development which has great potential to improve this city block and the neighborhood standard.

Sincerely,

Jaime Palmera
www.studiopalmera.com
1012 Irving street NW
Washington DC 20010
(323) 632 7021