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Washington, DC 20009

Testimony on Case 18596 (Community Three Development)
Development Address: 2200-2202 14th Street NW
Zoning: Arts/C-3-A

Summary There are three reasons to oppose the variance requests from Community Three Developments regarding the Lot Occupancy requirement under Section 772 and the Rear Yard requirement under Section 774

1 Congestion and Noise

According to the Washington Post, over 1,200 new condos have been built recently along 14th Street between Massachusetts and Florida Avenue. This has dramatically increased vehicular and pedestrian congestion and residential density in this corridor. The congestion and noise associated with this density has negatively affected the quality of neighborhood life and is a reason to reject the variance requests concerning the 75 percent lot occupancy requirement for this C-3-A district development and the 12 foot depth requirement for rear yards.

2 Traffic Flow Through Two Adjacent Alleys

The alley running from W Street to Florida Avenue is between the proposed property development at 2200-2201 14th Street and 1407 W Street. It connects to a second alley running parallel to 1407 W Street and serves more than a dozen residences through parking at the rear of 1407 W Street and the homes running along the alley. Garbage trucks and emergency vehicles must be able to move through the alley to serve the residences and business that are adjacent to the alley. In addition, there needs to be room to remove snow that accumulates in the alley during the winter. Building close to that alley will impede vehicular traffic, garbage collection, snow removal, and emergency services.

3 Loss of Privacy and Environmental Quality

Section 774.3 requires that "Apartment and office windows shall be separated from other buildings that contain facing windows a distance sufficient to provide light and air and to protect the privacy of building occupants." Granting a variance to the rear yard and lot occupancy requirements would negatively affect privacy and environmental quality for neighboring residences and businesses. I urge you to reject the variance requests for the 75 percent lot occupancy rule and the 12 foot depth requirement for rear yards.

BOARD OF ZONING ADJUSTMENT
District of Columbia
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EXHIBIT NO. 28

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