

May 15th, 2014

To: DC Office of Zoning

From: Anne Malloy Tucker (annemalloy44@gmail.com)

RE Case Number 18638; Case Name Rosebusch LLC and Gregg M. Busch

To the Zoning Board:

While I am a renter, and not an owner, at the Metropole (one of the adjoining properties to the proposed development site) I feel compelled as a DC taxpayer and neighborhood resident to voice my concern about this project.

In theory, I suppose a 38-unit building could technically be built in the space, and the renderings look architecturally viable on paper. But has the Board looked at the physical footprint of the alley and surrounding areas? There is no space. None. One car dropping someone off in the back of the building blocks the entire alleyway. There is one entrance and one exit to that alleyway for an entire city block of buildings, including residences and commercial properties. Without the appropriate parking, this is going to be a chronic problem for anyone who lives or works in the immediate area.

If the developer can provide only four parking spaces (which is a stretch at best), then the developer should receive approval to build an eight-unit building. There is no rationale, given the existing footprint, for waiving the parking requirement of one space for every two units no matter how many walking studies or foot traffic studies they can point to. The issue isn't simply the traffic, the issue is the space.

To propose building an apartment complex comprised of 38 microsite units, with a common roof deck, and no parking in a space the size of a postage stamp is egregious. It shows, frankly, zero consideration for the neighbors, the neighborhood, or anything else except making the most money possible from a revenue source that will keep on giving, lease after lease.

Strongly oppose this, for the record.

Anne

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 60

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