

Cochran, Patricia (DCOZ)

From: jpwhitman@aol.com
Sent: Monday, October 27, 2014 8:35 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Letter to Zoning Board

October 28th, 2014

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, D.C. 20001

Dear Chairman Jordan and Commissioners,

I am Janet Whitman and I have owned the house at 4512 Foxhall Crescent, NW since 1999. I have also served on the Board of Directors for many years but come before you today as a homeowner. My house sits directly downhill from the proposed building lot at 4509 Foxhall Crescent. In fact, my front door sits at the very bottom of the steep trajectory that is our common road. To make matters even more precarious, my house is sited in a way that my main living level floor is below the grade of my front door. I am protected only by a small curb of approximately six inches that water could certainly overflow. You will see this dangerous situation in my photographs, taken yesterday, that I am also presenting to you today.

As I'm confident that you will understand, I am extremely concerned with the storm water runoff that will flow directly downhill from the proposed development, right towards my front door. In the filings you have from the developer, they stated, in several instances, that there will be minimal impact on neighboring properties and that only the houses at 4511 and 4513 would be impacted. They are absolutely incorrect in this assertion! My house stands to be greatly adversely affected by water runoff. Additionally, the house beside me, at 4512, has had water flooding problems over the years, as has the house at 4515.

I am deeply concerned that the developer has not provided any adequate or comprehensive studies regarding storm water management and that they have done nothing to assuage my concerns. If they are allowed to proceed and remove the trees and shrubbery currently on the proposed lot that are somewhat absorbing water now, increase the impervious surface, and extend the road up further than where it is now, the entire hillside will flow like a sluice, or shunt, directly downhill into my front door! My house is the downhill trajectory of a currently eroding hillside now, and to allow further development without a comprehensive and current study would greatly endanger my house. The developer's idea that all the storm water from the steep hillside would divert itself into one small drain off to the side is not logical; water does not move sideways, it races straight downhill in a rainstorm. I have witnessed this myself on the property since 1999.

I thank you for your time and consideration, I urge you not to allow the special variance or exception because they do not meet the burden of proof that their proposed development will have no adverse effect on the neighboring homes.

Sincerely,

Janet Whitman
4512 Foxhall Crescent, NW
Washington, D.C. 20007

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

18708
58

Board of Zoning Adjustment
District of Columbia
CASE NO. 18708
EXHIBIT NO. 58

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