

May 18, 2014

Karen Ramsey
1413 Montello Ave NE
Washington, DC 20002

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Government of the District of Columbia
Bureau of Zoning Adjustment (BZA)
441 4th Street N.W.
Suite 200/210-S
Washington, D.C. 20001

Reference: BZA Case No. 18759, I.S. Enterprises, Inc.

To Whom It May Concern,

I am writing out of concern for the proposed variance to heights limits on BZA Case 18759 and the properties at 1328 Montello Ave N.E. (Square 4064, Lots 32, 33, and 34). As a resident of the neighborhood and in sight line of this proposed building, **I oppose the variance request** for several reasons.

The demolition of a unique single-family structure for a multifamily dwelling has immediate and negative impacts on the character of the community. I chose to move to this neighborhood in part for the ability to create a close-knit community where neighbors can, and do, know each other. Multifamily apartment units change the character of the neighborhood as most renters do not have an incentive to engage in nor become part of the community. Original plans from this developer called for a 6-unit condominium building. Now they are changing plans to an 8-unit apartment dwelling. The neighborhood is not designed to support higher density dwellings. In my short two years as a resident where I had hoped to remain long-term, I have observed how developers are having a negative impact on the community with buildings that do not fit the community in terms of architectural style, dwelling type, and in flagrant violation of DCRA and BZA regulations.

The structure proposed would also block the view shed that I, and my neighbors on the east side of Montello Avenue, enjoy of the Washington Monument. This will directly and immediately diminish the value of my home and have a negative impact on me as a homeowner. This view was a selling point of my home and that intrinsic value is lost with this development. Adding additional height beyond the current R4 zoning would deepen this negative impact. This negative impact on view sheds is noted in DC's height limits. Why should I and at least six other homeowners in homes adjacent to mine on the east side of Montello, some of whom have lived here for decades, face reduced property values and accept that an outside developer destroy the quality of our homes and lives?

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18759
EXHIBIT NO. 28

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This does not even include the dozens of other homeowners surrounding this proposed structure that face similar issues with this development.

While I am not a car owner, the situation with parking will be negatively impacted by this building. It will potentially add 6 or more vehicles that need to have access to parking. Two additional units will exacerbate the parking issues. Already, residents of Owen Place park vehicles on Montello as there is insufficient parking for the residents on that street. There is another building directly behind 1328 Montello that will be adding 5 additional units. That puts 11 to 13 new apartments on that corner with precious little space to park vehicles.

For the reasons highlighted above, including a building out of character with the community, diminished property values, block view sheds, and parking concerns, I am writing to oppose this request for a zoning variance.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Karen Ramsey', with a stylized, flowing script.

Karen Ramsey