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2816 39th Street NW
Washington, DC 2007-1381
July 21, 2014

Re: Board of Zoning Adjustment Application Nos. 18765 and 18784, 3939 and 3915 Fulton Street NW

Dear Chairman Jordan and Members of the Board,

We are co-owners of a single-family duplex within 200 feet of the subject properties. Rosamond wrote the petitions of opposition dated May 28, 2014, which were signed by more than 30 neighbors, and is in the group trying to resolve differences with the applicant since the ANC 3B meeting on June 12

We appreciate the opportunity to address the negative effects of new development for which the owner has rights under existing zoning (R-5-A) on a small piece of a much larger and long established neighborhood with a different character and zoning (R-2-A)

On the eve of the BZA submission deadline, we cannot withdraw our opposition unless the applicant confirms commitments which we believe were stated to the BZA on June 24, the neighborhood group by letter dated June 23, or the ANC on June 12, but which have not been formally consolidated.

- The applicant pledges to sell the units as condominiums, not rental apartments
- There will be two bedrooms in each unit, not three as in the original plans
- The applicant will write a condo regime that would require 50% of the owners to agree to the rental of any condo in the building
- The applicant will replace those trees cut down with 10 to 12 foot trees of on a kind-for-kind and one-for-one basis
- The applicant will provide the ANC with evidence of sufficient funds for completion before construction begins

Furthermore, a compromise on design more compatible with the neighborhood is still outstanding. The drawings submitted to us today, July 21, depart from the compromises we believe were reached on July 15 with Mr Prudhomme and his architect Mr Washington , and which Mr Prudomme reiterated to Mr Brenkert in a July 17 e-mail. Specifically, the exterior facing was to be in two harmonious shades of color, not two with a third different accent color as in the drawings dated July 18, 2014. The accent panels on the facades were to be the color of the main unit and sides, and accent panels on the sides the main color of the stair unit. We were discussing muted beige or grayish-brown tones. The greenish accent panels shown in the July 18 drawings (received late afternoon on the 21st) are inconsistent with the neighborhood We would like to see samples of the materials and colors rather than drawings

We are close to a palatable compromise We ask the Board of Zoning Adjustment to help close the remaining gaps

Sincerely yours,

Rosamond E. Mack

Rosamond E Mack

David L. Mack

David L. Mack.