

BZA case number: 18927

Application: Letter in Opposition by Christine Melekian, 808 9th St NE Washington, DC 20002

I am writing to oppose the new construction of a 2-story building that will be situated on the rearmost property line across the alley from my backyard. I live at 808 9th Street NE and my rear yard sits directly across from an existing, double-lot wide garage that the applicant already owns. He proposes to demolish this garage and replace it with a 2-story structure that will house both parking and a rental unit.

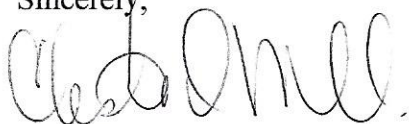
I ask that the BZA deny the applicant its approval for this proposal due to the following concerns:

1. A structure of this size will infringe on my and my family's privacy, not only in our backyard but also on the second floor of our home. The second floor of the proposed construction will sit in very close proximity to both of these areas of my property, so close that the residents will be able to see in detail our activities and possessions. Given our city dwellings, I understand that we must learn to accept the close proximity of our neighbors when we are on public space, but this should not be the case when we are in the privacy of our homes and on our privacy-fenced property.
2. The demolition and construction activities associated with this project will require large dumpsters, dumptrucks, bobcats, etc. Given that the structure will be situated right on the rearmost property line, the only place for these vehicles and their associated materials to be staged will be in the alley where my neighbors and I regularly drive to park our cars in our backyards. We are likely to be severely limited in our access to our backyards in this way for 4 – 6 months during this construction and will be required to park on the street – in an area, the busy H Street corridor, that is already stressed for street parking.
3. The applicant's current double-wide garage provides parking spaces for at least two cars, if not three. The applicant already has renters living in the basement of the main house on their property, and allows those tenants to use one of those parking spaces, while he uses the other. However, the architectural drawings as shown on their BZA application indicate that half of the existing garage will be converted to living space, thereby reducing the amount of off-street parking to one car. This automatically means that two of the three residents of this property will need to park on the street in an area that, as already mentioned, is already stressed for street parking.
4. The new structure will drastically reduce the sight line out of my rear windows, thereby "boxing" my home in. As a center city resident, I have no misconceptions about having grand vistas from my home, however I also do not expect to have views on *all* sides of my home curtailed by solid walls.

Once again, I respectfully ask that the BZA deny the applicant approval for this proposal for the reasons outlined above.

Thank you for your consideration.

Sincerely,



Christine A. Melekian
808 9th Street NE
202-256-8417