

March 8, 2015
BZA Case 18935
Application of Sonya Sweek

Mr. Jan Molvak Jr
533 7th Street, SE
Washington, DC 20003

District of Columbia
Office of Zoning
Board of Zoning Adjustment
441 4th Street, NW Suite 200S
Washington, DC 20001

Members of the Board:

I wish to submit our comment to the Board with regards to Ms. Sweek's requests for variances to construct a 2 story garage, with basement level behind her home located at 515 7th street, SE.

On or about February 28th, we received a document containing comments we believe were submitted to the Board by Mr. Frederick Holl, the agent for Ms. Sweek. I am refuting some comments made in this statement by Mr. Holl, and asserting my concerns about the structure becoming a dwelling in the near future.

- In the last paragraph on page one of the submission, Mr. Holl states that the alley has a 3 foot wide sidewalk. I do not believe this to be the case. In the below photo (fig.1), it shows the alley surface of cobblestone with a concrete apron for garage access and water runoff on the north side of the alley. The south end of the alley (fig.2), the alley surface is cobblestone, with the concrete apron, then 2 more courses of cobblestone at the garage entrances.



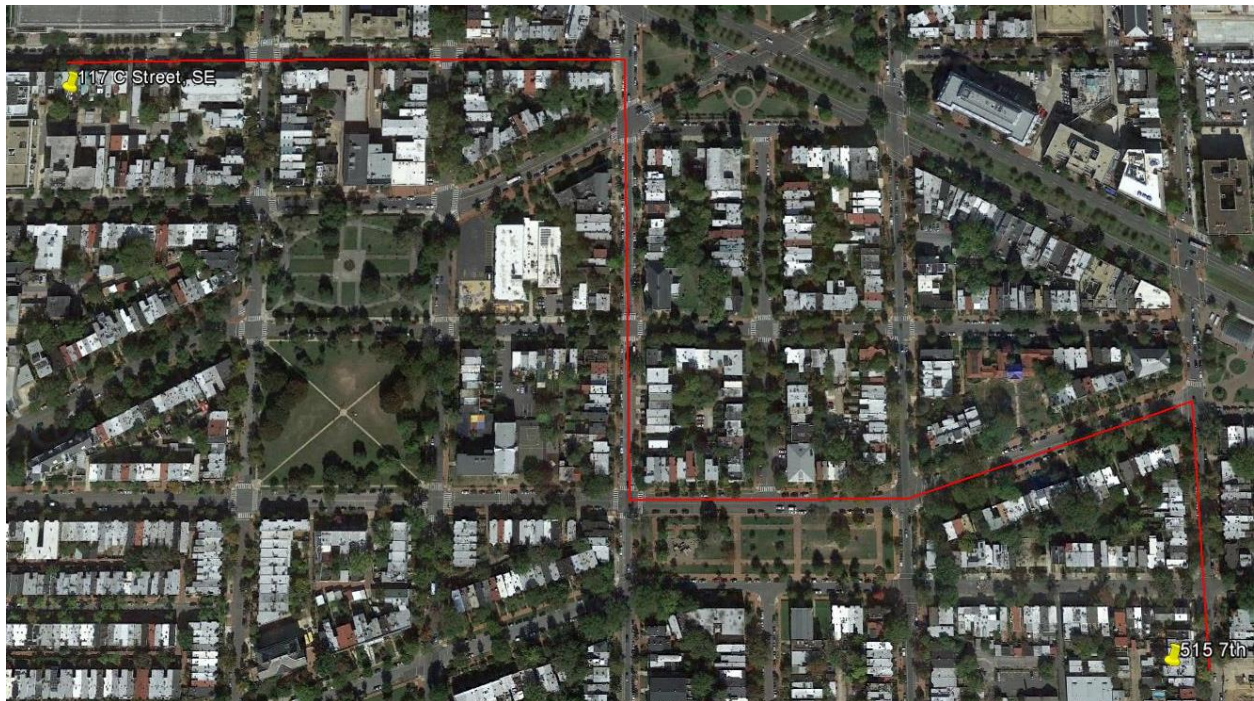
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EXHIBIT NO.32

(FIG. 1)



(FIG.2)

- In the next paragraph on page 2, Mr. Holl claims that the design of the structure would not disturb the fabric of the alley. There are no 2 story garages within this section of F street terrace, or Archibald way/ walk. Again a statement is made about the intent of a “Residential Alley” with note of a 3 foot wide sidewalk (see fig.1). Mr. Holl also listed locations that would set “Precedence” on page 3 of the submittal, but only one is located with Southeast and it is over 1,300 yards from this alley, represented below (fig.3)



(FIG.3)

- On page two, in the second paragraph, Mr. Holl states that “It seems reasonable to conclude from the size of the alley width and the existing buildings that this was intended to be a residential alley (note 3 foot wide vintage sidewalk!- Exhibit#8)”. I would refer to fig.1, and I would note that the only access to our alley is from F street terrace, which is only 10 feet wide. This leaves almost no room for pedestrians if there is a vehicle in the alley. Also note the existence of commercial buildings to the west of our alley (figs.4 and 5).



(FIG.4)



(FIG.5)

In the Report of ANC6B Planning and Zoning Committee Meeting dated 3 February 2015, Ms. Sweek stated that she is willing to state in a BZA Order that she will not seek a Certificate of Occupancy (C of O) for this building in the future. This was a point that I and another neighbor had wanted. Our alley just does not have the infrastructure to support Accessory Dwelling Units (ADUs) at this point in time for the following reasons:

- Additional parking in the alley- there would be little room for pedestrians, additional trash receptacles, and room for vehicles to enter and exit their garages may be reduced.
- Access by fire and ems services- with the addition items mentioned in the previous bullet, and speaking with a member of our local fire house, they would not be able to get a pump truck let alone a ladder truck into our portion of the alley. Also, there are no fire hydrants located anywhere in this complex of alleys.
- City services- trash trucks have trouble accessing the alley now, and would have an even harder time with additional residents on the alley. There currently is no way to plow any amount of snow with this alley complex. I have lived in this area for 15 years, and have yet to see the alley plowed or cleaned.

In closing, I would like to say that I am not in opposition to building additional storage, everyone could use a little more. It just seems odd to me to build a structure that looks like a house, is as large as a house (this is really a 3 story building proposal noting the basement), and use it for storage. I would hope that the Board would stipulate that the applicant will not seek, nor will be granted a C of O in the future.

Respectfully Submitted,

Jan J Molvak Jr
GySgt/ USMC(RET)

Enlc- addition alley photos

Proposed Garage location



Single story garages





Alley vehicle access from E and G Street, SE 10' ft +/- clearance,
no sidewalk or pedestrian access to proposed garage



Alley access from F Street Terrace, SE

