

April 16 2015

Bureau of Zoning Adjustment (BZA)

441 4th Street NW Suite 200S

Washington, DC 20001

Reference: BZA Case Number 18987; Application of Pierce Investments.

Dear Bureau of Zoning Adjustment:

I am writing in opposition to the application of Pierce Investments, BZA Case Number 18987. I am a homeowner just beyond 200 feet of the project and share an alley with the property. The proposed building is out of scale, character and pattern of the neighborhood and a variance is not warranted.

The size of the property, being the second largest in the lot, should not be an argument in favor of building a structure larger than allowed under current regulations. With the majority of lots being substantially smaller, this project is completely out of scale with the neighborhood. Moreover, the property is not of particularly unusual shape. A very small section of the property juts out from the traditional rectangle-shape of the lot. This in no way justifies building beyond current zoning regulations.

A variance from requirements of FAR, height, rear yard and residential loading would not be needed if a smaller structure were built instead of the currently proposed over-sized structure.

Pierce Investments has not proven the variance would not cause a substantial detriment to public good. Simply saying so doesn't make it true. This proposed project would adversely affect current, nearby residents' use and enjoyment of air and light as well as provide a negative impact on privacy due to the excessive size of the proposed building.

I am extremely concerned that developers are using current zoning regulations as rough guidelines when drawing up a project rather than working within the law. The regulations were imposed for a reason and should not be so lightly tossed aside.

Thank you for your consideration of resident's views on this proposal.

Sincerely,

Danielle Bays

1225 Morse St NE

Washington DC 20002

Submitted on 4/16/2015 by:

Danielle Bays

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