September 13, 2015

Board of Zoning Adjustment
Office of Administrative Hearings
441 4th Street NW
Washington, DC 20011

BZA Order #18991

RE: APPLEAL FOR 1521 VARNUM STREET, NW

To the Board:

I respectfully submit this letter to express my concerns with the proposed development of a three-story seven-unit apartment building on the lot at 1521 Varnum Street NW. My backyard gate is less than 50 yards from the back entrance to the lot on 1521 Varnum Street; and as a neighboring homeowner, I am concerned that both my quality of life and the significant financial investment represented by my home and property would be jeopardized by this development.

The 1521 Varnum Street lot currently is the site of a single-family row house residence that was built in the 1920's, in a row of four attached houses. The size and design of the proposed new apartment building is not in keeping with any of the existing residences in our R-4 zoned neighborhood, including my own. It would rise high above the current roof lines of the single-family row homes on 15th Street, Webster Street, and Varnum Street.

The proposed demolition, excavation, and redevelopment at 1521 Varnum Street to replace the existing single-family row house now on that lot with an apartment rental building would destabilize my current existence in many ways. The peaceful streets and alleys around my home would see increased traffic, along with competition for street parking that is already at capacity. With vehicle access to the proposed apartment building being restricted to the alley due to the proposed building's unusual footprint, cars would be coming and going at all hours of the day and night up and down alleyways around my home that are not intended to be used as thoroughfares. The increase in vehicle and pedestrian traffic in the alley behind my house would make my property and my home less safe. And the increase in occupancy of the new apartment rental building would significantly degrade my quality of life, making me subject to a lack of open space along with unwanted noise, light and air pollution.

I would submit that the ZA erred when granting the permit to the developer and I implore you to revoke it. There is simply nothing good that can happen to the neighborhood if this development is allowed to proceed.

Sincerely yours,

Patricia Clouden, Homeowner
4318 15th Street NW

Board of Zoning Adjustment
District of Columbia
CASE NO.18991
EXHIBIT NO.98