

Neighborhood petition in partial opposition and partial support of the Case number 19066, the application of Gabriel and Stephaie Klein for variances from the lot occupancy requirements under § 403, and the rear yard requirements under § 404, to allow the construction of a rear addition and conversion of an existing flat to a three-unit apartment house in the R-4 District at premises 1100 Euclid Street N.W. (Square 2865, Lot 115).

The undersigned are all owner occupants of homes within a few blocks of the Kleins.

We SUPPORT their request for variances from the lot occupancy requirements under § 403, and the rear yard requirements under § 404, to allow the construction of a rear addition and conversion of an existing flat for the purpose of a home office and/or increased residential space for the occupants of the upper or lower (basement) units of their residence.

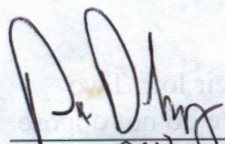
We OPPOSE their request to allow a three unit apartment building on their lot. Two units is the neighborhood norm and maximum that should be allowed. We do not oppose permission for a basement apartment in addition to one main residence in the upper floors and former garage.

The Kleins state that their intended use will be "...to build an addition, above the existing, half-buried garage that sits under the back yard, to provide an office in the short-term, a granny flat in the medium term, and a rental in the long-term to provide income for "ageing-in-place". We support the request for variances to allow reconstruction of the garage into more useable space. The configuration of the corner property and existing buildings on adjacent lots make their planned construction acceptable given the norms of the neighborhood. This will allow them to have a home office and a "granny suite" for grandparents, nanny or other persons participating in child-care or ageing in place.

In Zoning Case 14-11, the Zoning Commission expressed the policy of discouraging the creation of additional residential units in R4 zones such as the one in which we live. We support the efforts of the Commission to retain a **mixture** of 1,2,3 and multiunit residential housing in our neighborhood. We had a healthy mix of small apartment buildings and single and two-family homes when we moved into the neighborhood. Many of us are longtime (>10 year) residents. While we do not oppose change in the neighborhood, the conversion through pop-ups and other means to smaller units means fewer families with kids for the schools nearby and more transient, less stable occupants. It is becoming impossible to sell homes without such conversion and only zoning regulation can preserve the remaining 2,3 and 4 bedroom housing stock in the neighborhood. The additional space from the popped up garage will allow the Kleins to achieve their goals of a home office or housing a nanny or elderly family member. A three unit apartment building is not necessary for any of those goals and will permit a subsequent owner of the property to reconfigure the property into the typical 3 small flats that 14-11 says it is trying to control as stated in policy H-1.3.1. Policy LU-2.1.7 also clearly states that the policy is to "protect the character of row house neighborhoods" using three tools in a comma delimited list, the final item being "regulating the

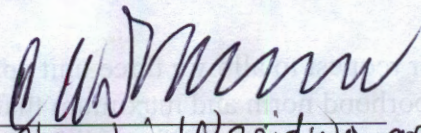
subdivision of row houses into multiple dwellings." The fact that this conversion is no longer a matter of right but requires a variance is a clear indication of the intent of the policy and the revised regulation. The Kleins, in their application, have not indicated any particular hardship which would be created by forcing them to continue to use their home as a two family residence including the basement apartments which are prevalent in our neighborhood.

Please support the letter and spirit of 14-11 and allow the Kleins to have extra space without creation of a 3-unit apartment building. Some signers of this petition have previously sent letters of support for the creation of a home office. Nothing in those letters conflicts with the position we take in this petition.



Name DAN LEVY

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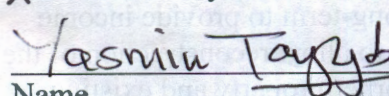


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