

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

September 24, 2015

RE: BZA No. 19067, Appeal of Building Permit B1505734

Dear BZA Personnel:

As a resident of the 1100 block of Allison Street NW, I am writing this letter to express my greatest concern about the proposed conversion of a one-family row home on 1117 Allison Street NW into a three-unit apartment building. My family and I are in strong support of the appeal filed by ANC 4C appellant representative Lyn Abrams filed on September 22, 2015 requesting that the BZA revoke Building Permit B1505734.

Our family has lived at 1111 Allison Street NW for over 6 years and we were primarily attracted to the distinct residential character of the street and surrounding neighborhood. The prospect of converting an existing dwelling in the middle of our block to an unsightly three-unit condominium significantly diminishes the original appeal of the area featuring mostly single-family housing. Besides the fact that the proposed conversion is aesthetically unappealing, we are greatly concerned about the impact that a three-unit condo building will have on:

1. Parking. If each added unit will be occupied by a family with two cars, this would effectively increase the total number of cars in our street by four. The 1100 block of Allison Street currently provides approximately 25-27 parking bays, therefore a three-unit conversion would increase parking demand by ~15%. This will lead to more damage to cars due to tight parking spots, etc.
2. Rodent control. Extra units will increase trash storage in the alley between Allison and Buchanan Streets. We have recently battled a significant rodent problem in the alley, but a considerable increase in trash will negatively impact our ability to keep rodents at bay.
3. Basement Flooding. Row homes on Allison Street feature basements without a sump pump based on a French drain system. These systems are very sensitive to adjoining runoff water and any increase in water drainage can lead to basement flooding (as we have experienced first-hand when our neighbor changed his drain and runoff system).

In addition to the above concerns and upon reviewing the appeal filed by our neighborhood representative, it is clear that significant errors were made in awarding the original building permit. We are fully supportive of the appeal to revoke this permit and allow the 1100 block of Allison Street NW to maintain its originally designed residential character. Please feel free to contact me if you require any additional information.

Sincerely,



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