

1504 Upshur St. NW
Washington DC 20011
September 11, 2015

Bureau of Zoning Adjustment
441 4th St. NW
Washington, DC 20001

RE: BZA Case No. 19067

Dear BZA Members:

I am writing to support the appeal of ANC 4C regarding the permit to convert the single-family row house at 1117 Allison St, NW into a three-unit condominium.

I am opposed to this conversion. Constructing an over-sized building in the midst of historic row homes will negatively impact the foundations of the adjoining homes and cause structural damage to them. I know of many adjoining homes that have been extensively damaged from conversions of this type.

DCRA was at fault in giving a developer a permit to build beyond the 60% lot occupancy. This proposed condominium will have an enormous footprint in the neighborhood; overloading the local water, sewer and electrical systems causing a decreased standard of living for the neighbors. The height of the building and extremely wide and long rear additions will intrude on the right of every citizen to enjoy fresh air, sunlight and peace and quiet in their home. It will add undesired density to the neighborhood where parking and services are already stretched to the limit.

When residents of Allison Street bought their homes, they had every reason to assume that the character, access to light and design of the block would remain, as it was when they moved into their homes. It is unfair, unethical and immoral for the city to allow a developer, who is not connected to the fabric of the community, to ruin a neighborhood and denigrate the physical nature of the environment just to make a personal profit. Having apartment houses in the middle of rowhouses changes the relational and social environment from one of family connectivity to solo, less connected activity. Oftentimes, newcomers in condos do not care as much about the neighborhood and developing relationships with their neighbors.

Allowing the construction of a 3-unit condominium-building flies in the face of the intention and directives of the Comprehensive Plan for the District of Columbia, which mandates preserving row houses as single-family homes. I encourage you to uphold the wishes of the voters, the DC City Council and support the Comprehensive Plan.

I moved into my home 30 years ago because of the character of the neighborhood and the aesthetic appeal of the historic homes lined up neatly in rows. There have already been too many conversions in my ANC – ANC 4C. Developers should build in those areas that are zoned for apartment buildings. But neighborhoods with single-family homes where people have raised their children should not have apartment buildings in them.

Please rule in favor of ANC 4C and do not allow the conversion/construction at 1117 Allison St. NW to go forward. Please stand with the community members and respect their right to a good quality of life.

Sincerely,

Diane McDougall

Diane McDougall

diane.mcdougall@verizon.net