

Board of Zoning Adjustment

441 4th Street, NW, Suite 200S

Washington, DC 20001

BZA Case 19067

I am in support of the appeal of Ms. Lyn Abrams , BZA Case number 19067.

As I undergo my own horrible ordeal with a proposed gigantic neighborhood destructor in my own block for a 7 unit condo at 1521 Varnum Street, NW, this is another example of matter of right wrong and another example of a project that has no benefits to the neighborhood.

At this proposed monstrosity:

- There will be a 45.5 foot two-story rear addition extending the entire width of the lot. The backyard will be excavated 45.5 feet in length to extend the basement.
- The rear of the building will have 9-ft long rear balconies on each level and rear stairs at each level. The rear addition, decks and stairs will extend almost to where the front of the garage is now. The garage will be demolished. There will be two parking spaces in the rear.
- The lot is 3126 square feet. Under the zoning regulations the building's footprint can't exceed more than 60% of the lot (referred to as lot occupancy). DCRA allowed the developer to build a larger building. DCRA's Matt LeGrant allowed the developer to build to 61.9% of lot occupancy. Although this is within his discretion, he didn't have a good reason to allow it.

The regulations state that The house is in an R-4 zoned district, which is primarily a rowhouse district. The zoning regulations state that the R-4 district is for stabilizing single-family homes and is not intended to be an apartment district.

I respectfully ask that the BZA revoke the permit on this proposed condominium building and protect Ms. Abrams, her neighbors and the integrity of the character of the neighborhood.

Thank you,



John Stokes

1519 Varnum Street, NW

Washington, DC 20011