



Advisory Neighborhood Commission 4D
P.O. Box 60834
Washington, D.C. 20039

2016 Commission

Lisa Colbert, Chair, SMD 4D03
Renee Bower, Vice-Chair, SMD 4D02
Krystal Branton, Treasurer, SMD 4D05
Nancy Roth, Secretary, SMD 4D01
David Sheon, SMD 4D04
Bill Quirk, SMD 4D06

Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov
January 26, 2016

Re: BZA Special Exception Application no. 19100; 525 Longfellow St. NW

Dear Chairperson Heath and Members of the Board,

I continue to strongly support the Applicant's request. I have reviewed the requested renderings of the additional scenario requested by the Board. The requested scenario has two rowhouses containing two homes each, or four new homes total. The original scenario, which was UNANIMOUSLY SUPPORTED by ANC 4D on October 20, 2015, had three rowhouses containing two units each, a total of six new homes.

The two-rowhouse/four new home scenario creates four 2,400 square-foot homes, which are essentially rowhouse McMansions for that street. The property tax assessment records reveal that neighboring single-family homes on that block have 1,000-1,400 taxable square feet. The aesthetic and social fabric of the neighborhood supports the creation of similar-sized homes, and I cannot imagine what market exists for homes that are 1,000 square feet larger.

The Applicant's financial analysis demonstrates that the variance test has been satisfied. I urge to Board to grant the Applicant's requested relief.

Many thanks for your attention,

A handwritten signature in blue ink, reading "Nancy E. Roth".

Nancy E. Roth
Commissioner, ANC 4D01

Board of Zoning Adjustment
District of Columbia
CASE NO.19100
EXHIBIT NO.38