

Re: Letter in Support of BZA Appeal No. 19106 to Board of Zoning Adjustment
Appeal of ANC 5E, Katelijn van den Berg, Richard A. Seutter, JR., and Susan T. Seutter, regarding DCRA's issuance of Building Permit Nos. B1505056 and B1510351 at 67 V Street N.W.

Dear Members of the Board,

Please accept this letter in support of the matter brought before you by ANC5E, Katelijn van den Berg, Richard A. Seutter JR., and Susan T. Seutter. I own and reside in the home at 74 W St. NW, which is within 200 feet of the subject property and ask that my concerns carry greater weight as you consider this matter.

This conversion of a single-family home into a three-unit apartment building at 67 V St. NW consists of a 45 foot-long rear addition and an additional story to the original structure, with a roof deck above that. This conversion is grossly out of scale and proportion to all surrounding structures, including my own, and significantly, adversely impacts the enjoyment of air, light, and privacy by immediate neighbors. The matter before you addresses a non-compliant Closed Court and Trellis on the third story of the subject property, which looms over my rear yard.

I have followed closely DCRA's permitting and related oversight of this conversion and have been appalled by the departures from and disregard for zoning and code requirements made by DCRA despite the overriding and critical interests of neighbors most impacted by the structural nonconformity. I believe that the plans as approved, for Building Permit Nos. B1505056 on June 19, 2015 and B1510351 on July 21, 2015, conflict with several sections of the District's Zoning Regulations. Further, I believe that DCRA improperly issued these approvals in haste to subvert the application of revised requirements under 14-11, despite clear articulation of the nonconformity by the appellants and the failure by the developer of 67 V to submit fully compliant plans within lawful timeframes established in 14-11.

Strict adherence to building and zoning codes by DCRA is critical, particularly in this environment where neighborhoods are under intense financial and quality-of-life pressure by aggressive residential development. By failing to uphold properly enacted building and zoning requirements, DCRA allows substantial detriment to the public good and substantially impairs the intent, purpose, and integrity of the Zoning Regulations regarding the R-4 Zone District.

Please consider my strong support and endorsement of the appellants' issues brought before you. I thank you for your careful consideration of this matter.

Sincerely,



Lynn Grosso
74 W St. NW
Washington, DC 20001