

4108 3rd St NW
Washington, DC 20011

6 November 2015

Board of Zoning Adjustment
441 4th St NW #200
Washington, DC 20001

Dear Board Chair,

We are writing in regard to BZA Case #19112 and to lodge our opposition to the proposed development of 307 Taylor St NW. We have resided at 4108 3rd St NW, which overlooks the property in question, since 2009. Along with other concerned members of the community, we met with the developers on 21 October to gather further information about their proposed design for the property and their plans to apply for an exemption from the BZA to convert the property to a three-unit condominium. Their proposal would extend the existing structure by 40 feet, add a rear stairway, and significantly alter the street facade of the property. We strongly urge the BZA to deny Case #19112 until the developers can present a proposal in good faith that appeases the concerns of the neighboring community.

We oppose the proposed development on the following grounds:

- The **scale** of the proposed development is not consistent with the existing neighborhood. Extending the existing structure by 40 feet would double the footprint of the home.
- The proposed development is not consistent with the **aesthetic design** of the existing neighborhood. The proposed modifications seek to dramatically increase the street elevation of the facade and remove the porch roof that is common to houses in the neighborhood.
- The proposed development will have a negative impact on the **quality of life** of the immediate neighbors.
 - The expansion of the property 40 feet beyond the existing structure will **block direct sunlight** to adjacent properties.
 - The expansion of the property to 40 feet will exacerbate existing **drainage problems** in the area because rainwater will not be able to infiltrate the natural surface currently on the property and instead will direct water toward neighboring properties, increasing the risk of flooding and taxing the stormwater system.
 - Doubling the footprint of the existing structure will increase the impervious area, and thereby **negatively impact the air quality** of the neighborhood.
 - The **removal of a mature tree** in the rear of the property will reduce shade in the area and negatively impact the air quality of the neighborhood.

- The three-unit proposal would almost certainly require more **parking** than can be provided on site, which will exacerbate existing parking problems in the community.
- The development proposal **misrepresents** the developers' intentions. The developers indicated to us that they are seeking to market the condos as three-bedroom units; however, their plans indicate that each unit will contain only one legal bedroom and two dens. This is a blatant attempt to **circumvent building and fire code requirements**.

We strongly urge the BZA to deny the special exemption on the grounds that the developers' proposal is inconsistent with the best interests of the community and disregards the concerns of their neighbors.

Sincerely,

Ileana M. Speer Rebecca A. Nickerson