

Ward 5, Homeless Shelter—BZA Case No. 19452

by Faraz H Khan

My name is Faraz Khan; me & my business partner, Mr. Reza Damani, own the most severely impacted property at 2909 17th St NE, right next to the proposed building, in fact we are only adjacent neighbors. We have developed dozens of properties in Washington, DC Metropolitan area in the last 15 years.

The requested variances specially to go up an additional 19' and to reduce the 20' rear setback, if granted, will directly impact our, as a matter of by right, newly constructed Multifamily building by blocking all the sunlight from the courtyard, which was designed on the fact that there will never be any building in front of the courtyard because of the rear setback of 20' and height restriction of 50'.

If you look at the preliminary design provided by the city, The proposed structure of 69' will be towering over our 46' high building and 25' high rest of the single family houses on the street, and will block almost all the sunlight from all the living rooms, dining rooms and kitchens of all the six units of the building; the lower units will be the most impacted ones.

Not just that, it will also impact the life and growth of a large number of trees and shrubs in the courtyard, based on the Green Area Ratio, required and approved by the Department of Environment.

It will also hugely impact the sales of the condos, as few interested parties have already walked away and others awaiting the outcome of the BZA hearing, they are really concerned about the impact of the proposed development, would we end up losing all the sunlight in our Living room, kitchen and would there be a parking chaos, they are proposing only 3 parking spots for almost 175 people.

I strongly oppose these variances due to the fact that the building that requires several unreasonable variances would end up ruining, as a matter of by right built brand new building.

We played by the rules, and still, we could end up being bank corrupt. Very unfair.

Thank you.

Ward 5, Homeless Shelter—BZA Case No. 19452

by Faraz H Khan

My name is Faraz Khan; me & my business partner, Mr. Reza Damani, own the most severely impacted property at 2909 17th St NE, right next to the proposed building, in fact we are only adjacent neighbors. We have developed dozens of properties in Washington, DC Metropolitan area in the last 15 years.

The requested variances specially to go up an additional 19' and to reduce the 20' rear setback, if granted, will directly impact our, as a matter of by right, newly constructed Multifamily building by blocking all the sunlight from the courtyard, which was designed on the fact that there will never be any building in front of the courtyard because of the rear setback of 20' and height restriction of 50'.

If you look at the preliminary design provided by the city, The proposed structure of 69' will be towering over our 46' high building and 25' high rest of the single family houses on the street, and will block almost all the sunlight from all the living rooms, dining rooms and kitchens of all the six units of the building; the lower units will be the most impacted ones.

Not just that, it will also impact the life and growth of a large number of trees and shrubs in the courtyard, based on the Green Area Ratio, required and approved by the Department of Environment.

It will also hugely impact the sales of the condos, as few interested parties have already walked away and others awaiting the outcome of the BZA hearing, they are really concerned about the impact of the proposed development, would we end up losing all the sunlight in our Living room, kitchen and would there be a parking chaos, they are proposing only 3 parking spots for almost 175 people.

I strongly oppose these variances due to the fact that the building that requires several unreasonable variances would end up ruining, as a matter of by right built brand new building.

We played by the rules, and still, we could end up being bank corrupt. Very unfair.

Thank you.

