

Cochran, Patricia (DCOZ)

From: rmj1946 <rmj1946@aol.com>
Sent: Sunday, May 6, 2018 3:08 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case #19633a

I write in opposition to the application of 3629 T St NW Case #19633a

My name is Dick Juppenlatz and I live on Whitehaven Pkwy NW in Burleith

I believe there are 3 reasons why the BZA should deny the application for a vestibule at 3629 T St NW.

Purpose and Intent of the Zoning Regulations

The Zoning Regulations were developed by Chapter D-1 100.2(b) to “Recognize and reinforce the importance of neighborhood character...” The Character of Burleith is exemplified by the consistency of each block and its harmonious relationship to the rest of the Community. Vestibules are not part of the harmony of the streetscape in Burleith. There are about 16 houses of 535 in the Community that have a vestibule. Only 4 were original to the original construction.

The purpose of the Burleith R-20 zone is in D-1200.1(d) "Limit permitted ground coverage of...expanded buildings...to encourage a general compatibility between the siting of ...expanded buildings and the existing neighborhood." Vestibules are not compatible with the style of the facades of houses in Burleith.

Development Standards of the Regulations

The Zoning Regulations clearly intended that the front setback be "open to the sky" with "no projections into the required open space" of the front yard. This is outlined in B-315.1(c) "The building facade of an interior or semi-detached lot shall not be further forward or further back than the building facade of one (1) of the immediate adjoining buildings" and 315.2 “A building facade shall be the facade of a building exclusive of the projections permitted through Subtitle B p.323.” No structure with walls is permitted in this required front setback space.

And specific to R-20 zone and Front Setbacks 1205.2 “A front setback consistent with at least one (1) of the immediate adjacent properties on either side shall be provided in the R-20 zone.”

These are the Zoning Regulations development standards. Any special exception must meet the criteria for relief from the required development standards and must comply with D-5201.3(c) which states “The addition...together with the original building as viewed from the street, alley and other public way shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.”

The vestibule does not comply with the stated relief standards. It intrudes on the pattern of the front facades of this block that was built with small front porches in a harmonious facade look.

ANC opinion

Board of Zoning Adjustment
District of Columbia
CASE NO.19633A
EXHIBIT NO.37

The Georgetown/Burleith ANC voted unanimously to deny this application for the vestibule on this property. The BZA should give significant consideration to that opinion. The ANC represents our Community as opposed to the OP which does not represent the Burleith community. OP does not justify their opinion of this project with respect to the required relief from development standards.

For all of these reasons and finally X-901.2 the BZA can grant a special exception when it "(a) will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. " It is very clear to me that this vestibule is not in harmony with the Development Standards or Purpose and Intent of the Zoning Regulations. This application should be denied.

Regards

Dick Juppenlatz