

Cochran, Patricia (DCOZ)

From: Patricia Lute <lutepj@gmail.com>
Sent: Tuesday, January 16, 2018 12:58 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Fwd: Please help me stop irresponsible development in my neighborhood

Patricia Lute
202-236-1518

Begin forwarded message:

From: "Bardin, Sara (DCOZ)" <sara.bardin@dc.gov>
Date: January 16, 2018 at 12:37:07 PM EST
To: "lutepj@gmail.com" <lutepj@gmail.com>
Subject: RE: Please help me stop irresponsible development in my neighborhood

Dear Ms. Lute

These emails should be sent to bzasubmissions@dc.gov. I am not the decision-maker in this case. Please change the email address, so that your testimony can be included in the case file.

Sincerely,

Sara Bardin

Director

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5372 (office) | (202) 727-6072 (fax)

www.dcoz.dc.gov | sara.bardin@dc.gov

From: Patricia Lute [<mailto:info@actionnetwork.org>]
Sent: Tuesday, January 16, 2018 12:33 PM
To: Bardin, Sara (DCOZ) <sara.bardin@dc.gov>
Subject: Please help me stop irresponsible development in my neighborhood

Sara Benjamin Bardin,

I'm writing today to ask for your help in stopping irresponsible development that is poised to take place in my neighborhood. This matter is urgent, as the Board of Zoning Adjustment is scheduled to hear arguments in this case (case # 19632) on Wednesday, January 17.

For the last two years, developers have been attempting to turn a standard rowhouse on the 1500 block of Varnum Street into a multi-unit condominium building, via pop-up and pop-back additions. My neighbors and I are vehemently opposed to this development and have consistently spoken out against it. At every turn, the developer has ignored our concerns and has attempted to game the zoning and permitting system. Their original permit has been revoked, and they are pursuing legal action to have the decision overturned. While their initial development plan is working its way through the appeals court, the developer has pivoted to a new plan: subdivide the property and build a whole new condo building in what is currently the back yard of the house at 1521 Varnum St. NW. If they succeed in building on the back half of this lot, all while the fate of the original house is undecided, both buildings may end up being in violation of DC zoning law. We strongly believe the BZA should not allow this proposal to move forward at this juncture, and we need your help to prevail upon the BZA members to act accordingly.

Additionally, the proposed new building would infringe on the privacy, air, and light rights of the building neighbors on either side. It would be completely inconsistent with the housing on the rest of the street and throughout the neighborhood. Furthermore, the developer has provided no details whatsoever to the neighbors about how they plan to handle waste removal, landscaping, parking, pest control, and all the other issues that come along with building so many units of housing on such a small lot.

I am writing today to express my grave concerns about this development and to ask you to help us, the residents of 16th Street Heights, stop this irresponsible development in our neighborhood. As I mentioned, the BZA is scheduled to hear arguments in this case (case # 19632) on Wednesday, January 17, and we need you to intervene. Please help us impress upon the BZA that this developer must not be allowed to move forward as planned.

Thank you for your help, and I look forward to hearing from you about this matter.

Patricia Lute

lutepj@gmail.com

4320 @5th Street NW

Washington, District of Columbia 20011

