

Cochran, Patricia (DCOZ)

From: Jean Smith <jeansmithre@gmail.com>
Sent: Monday, May 7, 2018 6:32 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case#19633a

Opposition to 19633a

My name is Jean Smith, I live on Whitehaven Pkwy in Burleith. I have lived here over 30 years. Some of the development in Burleith is tasteful and proportionate. The proposed enclosed front vestibule for 3629 T St NW would impose on the character, scale and pattern of the houses in our neighborhood. It is also contrary to the Zoning Regulations developments standards as stated in Subtitle B-315.1(c) and 315.2 as well as the special exception criteria of 5201.3 (C) goal of the Regulations. Each of these Regulations are reason enough to deny this application.

Section D-5201.3(C) states that "The addition...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." That is exactly what the enclosed vestibule does. It changes the facade of the house significantly. It does not match the style of the rest of the houses in that block or in the neighborhood. Of the 535 houses in Burleith, there are only 4 original houses that have a front vestibule. Those are entirely different from this proposed one. The other 16 or so in the neighborhood were added prior to the 2016 zoning regulations.

Unlike Georgetown, part of the character of Burleith is the symmetry of the front facades of the house in each block. Most are flat front houses, many have small front porches, some have added an awning type cover over the front door which cannot exceed 40". A few blocks have houses with full front porches. The style of every block was planned and the facade of the houses contributes to the character and uniqueness of our Village in the City,

Chapter 3, 315.1(c) of the new Regulations states that "a proposed building façade or structure facing the street shall be not further or closer to the street than one of its neighbors and the façade shall be exclusive of the projections permitted through Subtitle B (323)"-- which says an enclosed vestibule is not permitted. Specific to R 20, D-Chapter 12 1205.2 states "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. " Clearly this vestibule is contrary to this criteria. I do not believe that the BZA should permit this special exception to the Zoning Regulation

The developer appears to have little regard for the character of the neighborhood. Our ANC has voted to deny this application. This Board knows Burleith. They understand that this type of development that goes against the style and character of our neighborhood should not be permitted. I ask that the BZA agree with our ANC and deny this application.

Regards

Jean Smith