

Nyarku, John (DCOZ)

From: Gail J <gailjubca@gmail.com>
Sent: Tuesday, May 08, 2018 3:41 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case 3 19633a

I write in opposition to the application for a vestibule for 3629 T St NW. Case # 19633a

My name is Gail Juppenlatz and I live in Burleith. I have lived in the immediate area for over 40 years.

Most of the 535 houses in Burleith have a flat front facade with a small porch. Only 4 of the original Burleith houses built as a PUD in the 1920's and 30's had a vestibule. Those were unique on one block only. Before the new Zoning Regulations were passed, about 12 more houses added a front vestibule. That is a total of less than 3% of Burleith houses. Vestibules look out of place and out of character with the pattern and style of the Burleith Village streetscape. There are currently no vestibules in this block of T Street.

In order to grant a special exception to permit the vestibule, the BZA must consider Section X-901.2 which states "the special exceptions: (a) will be in harmony with the general purpose and intent of the Zoning Regulations...."

This stated **Purpose and Intent** is to "maintain the character, pattern and style" of the streetscape. In the general development rules of B 315.1" A proposed building facade or structure facing a street lot line shall ...(c) In the case of an interior-lot or a semi-detached building, not be further forward or further back than the building facade of one (1) of the immediately adjoining buildings" and Section B315.2, states "the building facade shall be the facade of a building exclusive of the projections permitted through B323" (which says that "every part of a required yard or court or other required open space shall be open and unobstructed to the sky.") An awning over a porch is permitted. An enclosed vestibule is not

In addition to these general development rules are those specific to our R-20 Zone. D-1205.2. which says the same thing. "A front setback consistent with at least one (1) of the immediately adjacent properties on either side shall be provided in the R-20 zone."

Development standards are listed in 5201.1 that are eligible for special exception. I cannot determine which of these applies to vestibule. " Lot occupancy, Yard, Court, Minimum lot dimension, or pervious surface"? Actually none seem to apply. That being said, to provide relief from development standards, the special exception must comply with **5201.3** (c) that states" The addition or accessory structure, together with the original building as viewed from the street, or alley...shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage." Clearly this vestibule would not comply.

In closing, this application for a vestibule does not meet the standard that it comply with the purpose and Intent of the Zoning Regulations. It would present a totally different look from this original building and the neighborhood. It visually intrudes upon the character, scale and pattern of houses along the subject street frontage of Burleith.

Board of Zoning Adjustment
District of Columbia
CASE NO.19633A
EXHIBIT NO.39

Additionally, not only did several of the DCRA zoning technicians reiterate that a vestibule in the R-20 zone was not permitted but Mr. Joel Lawson of OP spoke at a Zoning Town Hall held on March 15, 2017 when the new zoning regulations were presented. He responded to a specific question and said that an enclosed front vestibule would no be permitted under the new zoning regulations.

The BZA should affirm that this limitation was the intent of the zoning regulations and a special exception should not be granted. It should and agree with the Georgetown /Burleith ANC and deny this application:

Below is a photo showing the pattern and style of half of this 10 house symmetrical group including 3529 T, which is the last house on the left. There are no vestibules.

Regards



Gail Juppenlatz
Burleith