

Cochran, Patricia (DCOZ)

From: Charlotte A Kroll <charlotttekroll@gmail.com>
Sent: Monday, January 22, 2018 3:30 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Ed Solomon; ANC 2E Office (ANC 2E)
Subject: Case 19672, 3608 S Str NW

Dear Board of Zoning Adjustment for the District of Columbia:

The owner of this property, Mitch Halen, has asked that the BZA grant him an exception to the plans he has to enlarge his property at 3608 S in my neighborhood of Burleith.

The zoning laws governing this case have recently been established by law, and I suggest if they are to have any teeth whatsoever, you will NOT allow the increase in footprint sought for this building.

All owners in Burleith have the right to extend a new addition 10" ft beyond a neighboring building as I understand the law. Unless there is some serious reason such as safety or a homeland security need or recommendation, then this owner is limited to the zoning envelope prescribed by the law governing all of us in this community!

Exceptions cannot be made just to increase the value or profits from a property, and that, I fear is the major objective. Burleith is zoned for a height and volume density that is sufficiently larger than most of the existing housing. The BZA should not be in the business of guaranteeing larger profits for owners by allowing exceptions to the zoning laws on the books.

I have voiced concerns regarding Burleith's infrastructure, whether it can handle four bathrooms vs the two or one per household that was planned for by the original Shannon & Lutz development in the 1920s when the underground sewers, water, gas and electricity capacity was laid out. These are serious city planning concerns and will cost the city and all taxpayers if there are infrastructure failures!

Burleith was a community of small attached houses meant to sustain families of two adults and say three children. Now we have five unrelated adults inhabiting these structures placing much more activity and stress on the infrastructure already and that has happened within the existing building structures. I won't go into the added traffic and parking needs.

But my infrastructure concerns aside, unless the owner of this property can prove some seriously compelling reason, such as public safety, why he cannot build within a very generous zoning envelope, other than to increase his own profit or satisfy his own desire, please have the strength of your convictions and the recent establishment of zoning laws for the Burleith community and deny his request. Vote NO for an adjustment of existing laws.

Sincerely,

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Board of Zoning Adjustment
District of Columbia
CASE NO.19672
EXHIBIT NO.62

Sent from my iPhone