

## Cochran, Patricia (DCOZ)

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**From:** Michael J. Perkins <michael.j.perkins@verizon.net>  
**Sent:** Wednesday, January 3, 2018 5:33 AM  
**To:** DCTuxedo@aol.com  
**Cc:** ANC 2E Office (ANC 2E); DCOZ - BZA Submissions (DCOZ)  
**Subject:** Opposition to Exception for 3608 S Street NW (Case 19672)

My apologies for running late with this email.

With my wife, I own and live in the home at 3603 R Street, NW. When i heard about the exception being requested by the developer for 3608 S St., NW, my first thought was “No.” My second thought, was that this developer has no respect for the zoning laws or neighborhood.

When I looked at the plans ([https://app.dcoz.dc.gov/Content/Search/ViewCaseReport.aspx?case\\_id=19672](https://app.dcoz.dc.gov/Content/Search/ViewCaseReport.aspx?case_id=19672)), I was even more appalled. The applicant intends to take a Burleith house from 1038 sf to 2850 sf! My wife and I once looked into a home on the 3300 block of P Street, where the homes are on a larger scale. Even that home did not have 2850 sf, even being on a larger lot and among a row of similar-sized homes. The applicant wants to squeeze it onto one of our Burleigh-sized lots, where it will stick out like a sore thumb.

Further, he wants to build a two-car garage to take the entire width of the lot that will go right up to the alley. It can clearly be seen in sheets BZA 14 - BZA 16 of applicant’s drawings, where it was referred to only as “parking” or “parking spaces” earlier in the drawings. Put that together with the tiny space between the rear of the garage and proposed house, and the proposed property will look like one behemoth stretching from the rear property line on the alley all the way up to its roof deck. I cannot see this fitting the requirements of Title 11 Subtitle D, § 5201.3(c) as seen from the alley. Even the large, modern home at 3611 R St. would not appear to intrude as much, and nothing else on the alley currently intrudes nearly as much as that home.

The applicant wants to extend the height on the home from 20 feet to 35 feet, as disclosed on the sheets accompanying applicant’s submission, topping that with a roof deck. I am aware of the roof deck atop 3611 R St. I was on it when that home was open recently. The view is nice ... and allows looking right into the back windows and yards of homes (including 3608 S) below it. I have no idea how that roof deck was approved, but I cannot support another that will have the same view into my own property and others. So much for the proposed structure fitting the requirements of Title 11 Subtitle D, § 5201.3(b).

I realize that parts of what the builder has planned for the property does not require an exception and will likely be built. I must, however, come down strongly opposed to the special exception being requested. Denying it would help alleviate the issues I raised above.

I hope to attend the meeting at 6:30 pm tonight.

Michael J. Perkins  
3603 R Street, NW