

Cochran, Patricia (DCOZ)

From: Jean Smith <jeansmithre@gmail.com>
Sent: Wednesday, January 17, 2018 7:07 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: case # 19672

I am writing in opposition to the application for 3608 S St. NW. BZA Case # 19672

The application to the BZA is to extend the house by 22'. They also plan a 3rd floor, increasing the height from 23' to 35', with balcony and a garage, all shown in the plans

*The Special Exception applicant shall demonstrate that the proposed addition shall have no substantially adverse effect on the use or enjoyment of any abutting or adjacent dwell or property, in particular.

A 3rd floor balcony will limit the enjoyment of the properties across the alley

The shading in summer and winter starting every afternoon beginning about 2 pm for the east side neighbors will limit gardens requiring sun, and enjoyment of the back yards. Shading is much worse with the 22' addition. There is no sun at all after 3:30pm

The west side property will have no sun in the morning until about 9:30am with the proposed addition, it will be only shaded by the garage with a matter of right addition
Please note the discrepancy with the garage shading which should be exactly the same in same time and season for the 22' and matter of right addition. It appears more extensive in the matter of right studies than the 22' addition study which have the same garage. This calls into question the entire shading study.

*The addition shall not substantially visually intrude upon the character, scale and pattern of houses along the street as seen from the street or alley.

It will intrude on the character, scale and pattern of the houses in that block. The 3rd floor is higher than almost the entire block, the rear 3rd floor deck, and the sheer volume of the proposed addition is out of character with all the houses to the east and most of the houses to the west and all the houses across S street.

The backyard view from the alley will be a 22'x35' wall, and 18' open area and then a 23'x15' garage, instead of an totally open area. The next neighbors addition is 12', much more reasonable than the proposed 22'.

*The Special Exception requirement is that the addition will be in harmony with the general purpose and intent of the Zoning Regulations, which shall be applied to the entire use of the project, not just the addition. This is the most important criteria, and this project fails to be in harmony with the specific criteria of the Regulations, namely:

* Reinforce the importance of neighborhood character. It does not, from the 3rd floor to the vestibule to the huge addition it is out of character with Burleith which was built almost exclusively of 2 story 30' to 37' deep row houses.

housing affordability— The new house will be in the 2 million dollar range. This is not affordable for most families.

improvements to the overall environment—Reducing the grassy area in the back yard from 42' to 18.5 feet does not meet this goal. Increasing the impervious surface from 48% to 78% is not an improvement. the rain water runoff will be a problem for the neighbors.

* Limit permitted ground coverage to encourage a compatibility between the addition and the

neighborhood. The addition is larger than probably any other addition on the block.

The 3rd floor and vestibule does not present the same facade as the neighborhood, which was originally made up exclusively of 2 story row houses.

The ground coverage of the back yard of this house is now about 65' feet, open to the sky. The proposal with the addition and the garage will have only 18.5' open to the sky, and 10' of that is covered by a deck.

I believe the addition as proposed is not consistent with the Zoning regulations and should not be approved

Thank you for your consideration.

Jean Smith
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