

Cochran, Patricia (DCOZ)

From: Alex Frederick <alsfrederick@gmail.com>
Sent: Saturday, January 20, 2018 11:02 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Opposition to Case 19672, 3608 S Street

To BZA Members:

I am writing to express my concerns and reasons for opposing a special exemption request for 3608 S Street here in Burleith. Over the past several years our neighborhood has experienced a noticeable increase in developers who are expanding the size of purchased row houses with little regard for and at the expense of those residing on either side of them. The plans to expand 3608 S Street would be detrimental to existing houses by limiting light and obstructing rear exterior views - both significant concerns when placing a value on a row home. The house in question is also another example of a developer looking to increase his profit margin by expanding a house disproportional in size and without consideration of uniform design characteristics of surrounding neighborhood homes. You have to understand that the original planning for Burleith by Shannon and Luchs, Inc. was intended to provide all homeowners with equal amount of light, space, and equally satisfying sight lines from the the owner's rear windows across the length and width of his/her property. if you agree to this special exemption, you depreciate the value, worth and attractiveness of rowhouses on either side of 3608. Additionally, not only will the house negatively impact those surrounding homes, but it will be jarringly obtrusive, and serve no purpose other than to further fracture the historic and unique residential design of Burleith dating back to the 1920's.

Burleith, I believe, is now subject to new zoning regulations that have been specifically implemented to address a homeowner's right to renovate his property, but in a manner that will insure homeowners on either side of him will not suffer undue consequences. I also believe the regulations will help encourage renovations more in keeping with neighborhood characteristics. The special exemption Case 19672 is looking to simply circumvent such considerations and disregard the reasonable intentions and expectations implicit in the BZA's decision to change Burleith's zoning code. The ANC 2E at its January 3rd meeting voted to flatly deny the applicant's request based on their understanding of the new zoning regulations. I hope the BZA will now follow suit.

Sincerely,

Alexander Frederick
Resident: 3716 T Street NW
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