

Cochran, Patricia (DCOZ)

From: Sarah H <dshallelse@gmail.com>
Sent: Wednesday, January 17, 2018 2:49 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Comments in Opposition: Case 19684, application of C&S Development, LLC for the site at 2610 4th St NE, SSL 3551 801.

1/17/2018

Re Comments in Opposition: Case 19684, application of C&S Development, LLC for the site at 2610 4th St NE, SSL 3551 801.

Dear BZA Members,

I am an Edgewood neighbor. I have reviewed the submitted documents on the BZA website, however, I was not able to attend the ANC meeting where this project was scheduled to be presented. I do not know the developer or the adjacent neighbors, but am an interested person from the community. I have concerns about the project as proposed and believe it can be improved with the guidance of the BZA.

I welcome additional housing units to our transit-friendly neighborhood, however, I worry about the subject project's impact on adjacent existing properties, particularly the house to the north. The single family detached house at square 3551, lot 28, has at least five windows facing south toward the subject project, in close proximity to the lot line. The impact of the much larger mass of the new row houses on current lot 801 will impact the detached house's access to light and air substantially. First, the new development is to the south of the house - the predominant direction of sunlight. Second, the new development will create a large wall that extends past the front and rear of the neighboring house, in addition to being a story higher. That cannot help but create a large shadow and impact the neighbor's access to light and air, from front and rear as well as to the south.

The effect on the row house on lot 45 to the south of the new development will also be to wall it off. Twelve feet, ten inches is nearly 30% more than the ten feet allowed by right. The plans show a deck that extends yet farther. The extra 2'10" in length of building does not seem necessary.

If this were a by-right project, one could understand change in adjacent properties. Instead this is a substantially larger project than is currently allowed by regulation, with the carrot of an IZ unit. I am not sure that is a fair deal or the best deal possible so I hope the BZA will consider how the project may be improved, if not outright rejected. Eighteen-foot lot width and minimum lot areas would seem to be wise minimums for livability, or else why have them? I rely on the experience and knowledge of the BZA to weigh the developer's interests for profit with the law and regulations, existing and future neighbors' livability and affordability. I look forward to watching the hearing online!

Sincerely,

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Board of Zoning Adjustment
District of Columbia
CASE NO.19684
EXHIBIT NO.29