

April 6, 2018

TO: Board of Zoning Adjustment

FR: Alan Gambrell, 1648 Argonne Place NW, Washington DC 20009  
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RE: BZA 19731 – 1766 Lanier NW, LLC  
Comments in Opposition to Special Exception

I am a resident of Lanier Heights and am writing to express my opposition to the special exception request for 1766 Lanier Place, NW. The initial and revised plans submitted to the BZA appear to contain errors, omissions and inadequate information, making it impossible for the BZA to conduct a fair and accurate review of the proposal. Specifics are outlined below.

<b>Impermissible Under RF-1</b>	ZR-16 Regulation
<b>Misrepresentation of the row house as a 2-story building.</b> The building is 3 stories as the lower level is a basement, using DCRA measurement practices. In addition, the submitted plans designate the lowest level as a “basement.” Thus, the proposed new story would be a 4 <sup>th</sup> story, which is disallowed in RF-1.	Subtitle E 303.1

<b>Special Exception Review Standards</b>	ZR-16 Regulation
<b>Impermissible impact on neighboring property.</b> The property at 1768 Lanier Place has a chimney flue. The proposed (and illegal) fourth story would interfere with the chimney.	Subtitle U 320.2(f)
<b>Impermissible impact on neighboring properties.</b> The property at 1762 Lanier Place has solar panels. The proposed (and illegal) fourth story may interfere with their operation.	Subtitle U 320.2(g)
<b>Impermissible visual impact.</b> The revised (and disallowed) new story visually intrudes upon character, scale and pattern of houses along street. This block has four contiguous row houses that share a common roof-line that would be severely compromised with the new (and impermissible) fourth story addition.	Subtitle U 320.2(i)(3)
<b>Submitted plans are unclear and do not depict existing conditions.</b> The plans do not show the neighboring property chimney flue or the neighboring property solar panels.	Subtitle U 320.2 (j) Subtitle Y 300.8(c)
<b>Submitted plans are unclear and do not depict neighboring properties.</b> The photographs and plans do not clearly show the visual continuity across four contiguous properties.	Subtitle U 320.2 (j)