

Cochran, Patricia (DCOZ)

From: Sam Raskin <masniksar@gmail.com>
Sent: Tuesday, June 5, 2018 7:50 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA19731:Oppose Special Exception

June 6 2018

We are writing to oppose the Special Exception requested for 1766 Lanier Place NW.

The proposal for 1766 Lanier Place is to build a 3 story extension in the rear of the current house to make it an apartment building. This house currently has a ground level basement and two floors. If the Special Exception is approved, it will increase the height and number of stories, in effect adding a 4th story to the row house. We understand that creating a 4th story is something that is not allowed to be considered under a Special Exception.

Two years ago our neighborhood, through proper legal and administrative procedures, received zoning protection from the bumping up and out of row houses and division into multiple apartments. Approval of this Special Exception will undermine these protections.

We have been owners of a single family Wardman house at 1733 Lanier Place, NW since August of 1969. We especially moved here because we appreciated not only the diversity of the population but also because the neighborhood was a mixture of single family houses and large and small apartment buildings in walking distance of banks, shops, grocery stores and restaurants.

Although Lanier Heights is interspersed with many small and large apartment buildings, the neighborhood is further enhanced by the modest size and varied architecture of its single family homes. People like us who live in these homes are fortunate to have backyards which afford light, air, green space and gardening endeavors in an urban setting unblocked by neighboring buildings. When multiple unit conversions occur in a row house, it eliminates the rights of adjacent property owners to enjoy their outside space. Further, the pop-ups/pop-backs do not fit in with the character of the remaining row houses and create an unwelcome eyesore visually.

We are not against using property in Lanier Heights which is already zoned for commercial use to erect apartment houses for people to purchase or rent as long as it does not impinge on neighboring non-commercial properties. Our neighborhood has always been densely populated and it is one of the things that makes the neighborhood vibrant. Within the past few years, the number of new apartment buildings on commercial properties have increased dramatically in the area. Even as we write this letter, a new large apartment complex is being developed on Columbia Road and another smaller one is being built on Lanier Place.

We hope that you will help to keep our row houses intact and preserve this wonderful neighborhood for the future. We plead with you, therefore, to turn down the Special Exception request of 1766 Lanier Place NW and have the property comply with the current zoning.

Sincerely,

Nancy and Sam Raskin

1733 Lanier Place, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.19731
EXHIBIT NO.49

Washington, DC 20009

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