

June 17, 2018

**Board of Zoning Adjustment
DC Office of Zoning
441 4th Street NW
Washington, DC 20001**

**Re: Application of CDDC 1735-1737 10th Street NW LLC
BZA Case No. 19768**

To Whom It May Concern:

As an adjacent homeowner situated to the east of 1735-1737 10th Street NW, I support the proposed project as presented in the BZA application. Although the structure will dramatically alter the light and sight opportunities of my property I still back the development. I have lived in this house for sixteen years and in the greater Logan Circle/ Dupont Circle neighborhood for thirty-six years.

For many years these properties have been a rat infested, neglected, overgrown eyesores. The city has owned these properties since the mid 1970's and has poorly maintained them. There have been several attempts over the past years to develop this space as "*workforce housing*," but none of those previous attempts was successful. We finally have a viable proposal for this much-neglected space.

I understand that the developer requests exceptions from the minimum parking requirements; the rear yard setback requirements; the side yard setback requirements; and the lot occupancy requirements. I support those exceptions. I believe that the design is not inconsistent with the overall look of the neighborhood.

I support the Vacant to Vibrant Program developed by the mayor and her housing team. This project is a nice compromise in use because it grants the neighborhood two affordable units and two market rate units. The outreach to the community by the developer and the architectural team has been very encouraging. I have attended each ANC and HPRB meeting related to this development and have seen the efforts made by the principals to accommodate our community's concerns.

In 2005 the four homeowners to the north of these properties were given the opportunity to buy these lots and combine them as individual rear yard additions. They declined the city's offer. Ironically, the most vocal opponent of this project is now the one most opposed to any development on this site. I believe that the misguided effort of some to use parking concerns as a reason to reject the project is disingenuous. Our local neighborhood association actually voted against a proposal limiting the parking options for this development. I, for one, do not wish to be the neighbor creating a two tiered system for parking – one for the haves and one for the haves not. The city has better ways to control parking.

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The proposed positioning of these units is similar to 1718 9th Street NW (0363 2010 2014) and 1720 9th Street NW (0363 0123) located at the opposite end of S Street. Those comparable lots are 16' wide and 61' deep with a 4' ell-shaped public alley between the vehicle alley and S Street NW. The older house was built around 1890 with no parking space and newer two-unit, three story building on the alley was built in 2006 with a single parking space. The adjacent properties have the same natural lighting and sighting limitations, as does this proposed project. Additionally, two seemingly landlocked properties on S Street NW near 9th Street have sold for prices consistent with other properties sold in the neighborhood. The argument that this development will adversely affect property prices is specious at best.

Thank you for allowing neighborhood input on this issue.

Sincerely,

Scot M. Rogerson
942 S Street NW
Washington, DC 20001