

**Statement on RF-1 Zoning and BZA 19771 (1834 Ontario Place NW)**

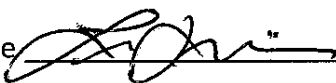
As neighbors of Lanier Heights who live on Ontario Place, NW, we support the RF-1 regulations that were adopted for our Single-Family Rows. As folks and developers alike seek to develop property, we recognize the balance between adapting to change and following the new RF-1 regulations and thus ask the BZA enforce the regulations consistently and equitably for those who wish to improve properties.

The undersigned support the protections to Architectural Elements enumerated in Subtitle E of the RF zoning district regulations. Removal of the porch and roof would reinforce bad precedent for Ontario Place (and the District) and would have the effect of a 4 story 40' tall building, contrary to the low to medium density character of the RF-1 zone as defined by its 3-story and 35' height limit. We oppose the extensive special exceptions requested for 1834 Ontario Place, NW that include:

1. Permission to remove the porch and porch roof (architectural element) and the construction of new sunken patio and smaller entry stair and roof, which is otherwise not allowed under E-206,
2. Permission to exceed the lot occupancy limit by 10% over the 60% limit,
3. Building a larger, taller accessory building than is allowed in the required 20' rear yard setback,
4. Reducing the required Rear Yard Setback from 20' to 15',
5. Not complying with the 20% pervious area requirement.

In summary, we oppose this extensive set of BZA 19771 exceptions as they would have a substantial adverse effect on the character and density of our street and neighborhood. We believe there are too many exceptions needed as a result of the new additions to the home, which when considered in totum are contrary to the intent of the regulations and would grant more development beyond that enjoyed by neighboring properties.

Laura  
Quinn

Name 

Address 1821 Ontario Place, NW

Name \_\_\_\_\_

Address \_\_\_\_\_

Name Julia Zukerman

Address 1816 Ontario Pl NW

Name Joshua Jacobs

Address 1816 Ontario Pl NW

Name Nicholas Hazer

Address 1857 Ontario Pl.

Name Ru Ju

Address 1857 Ontario Pl.

Name Stephen Jarrett

Address 1855 Ontario Pl.

Name Robert Elliott

Address 1808 ONTARIO PL.

Name Stacie Desai

Address 1830 Ontario Place NW

Name Tom West

Address 1814 Ontario Place NW

Name Peter Lurie

Address 1820 Ontario Place, NW

Name Suzanne Neitt

Address 1820 Ontario Place NW

Name Chris Franklin

Address 1832 Ontario Pl

Name Rebecca Park

Address 1825 Ontario Pl

Name K.L. 79

Address 1840 Ontario Pl.

Name Yunmei

Address 1854 Ontario Pl.

Name Ann Peters

Address 1819 Ontario Pl NW.

Name Ann Peters

Address 1836 Ontario Pl NW

Name Yunmei

Address 1870 Ontario Pl. NW

Name Toby Blumfogel

Address 1878 Ontario Pl.

Name Edward Bryant

Address 1888 Ontario Pl NW

Name Patricia Bryant

Address 1888 Ontario Pl. NW

Name \_\_\_\_\_

Address \_\_\_\_\_

