



Advisory Neighborhood Commission 4D

P.O. Box 60834
Washington, D.C. 20039

July 10, 2018

2018 Commission

- Lisa Colbert, Chair, SMD 4D03
- Nancy E. Roth, Vice-Chair, SMD 4D01
- Jamie Barden, Treasurer, SMD 4D04
- Amy Hemingway, Secretary, SMD 4D06
- Renee Bowser, SMD 4D02
- Krystal Branton, SMD 4D05



To: Board of Zoning Adjustment
From: Lisa Colbert, ANC 4D Chair and ANC 4D03 Commissioner
 Nancy E. Roth, ANC 4D Vice Chair and ANC 4D01 Commissioner

Re: BZA Case #19781, special exception requested by ROK Development at 524 Jefferson Street, NW

At a duly noticed Special Public Meeting on July 2, 2018, having heard from ROK Development and several residents about BZA Case #19781, Advisory Neighborhood Commission 4D, with all six members present and forming a quorum, voted **unanimously** to oppose the grant of Special Exception Relief to ROK Development, and to send a report urging the Board to do same, pursuant to Subtitle U §320.2:

320.2 Conversion of an existing residential building existing prior to May 12, 1958, to an apartment house to an apartment house shall be permitted as a special exception in an RF- 1, RF-2, or RF-3 zone if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9...

We respectfully ask the Board not to approve a special exception at this time, because the project as currently designed would have substantial negative effects on our residents. As representative of Single Member District ANC 4D03, which includes this property, Lisa Colbert, ANC 4D Chair, has been particularly engaged with the neighbors about this project.

REASONS FOR ANC 4D OPPOSITION

ANC 4D believes the project at 524 Jefferson St. NW fails to meet the following provisions of Subtitle U §320.2:

320.2(i): Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (1) The light and air available to neighboring properties shall not be unduly affected;**
- (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.**

The East Elevations from the developer’s Exhibit 46 show the outline of the structure “before” and “after” the planned development. They clearly show that the finished structure will completely block the two living room windows and kitchen windows of four units of the condominium building at 608 Jefferson, plus fully obscure a partially covered living room window of a fifth unit. That amounts to five

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District of Columbia
CASE NO.19781
EXHIBIT NO.55

families whose units will lose the health benefits and enjoyment of direct natural light in their home as a result of this project. Instead they will see a wall outside their living room and kitchen windows.

In addition, the families in the units within the cleft between the two buildings, whose windows are already blocked by the existing building, will lose further light if the new development stretches 18 feet further into the backyard.

ANC 4D's Exhibit A shows the developer's two elevations, along with two photographs taken by ANC 4D Commissioner Nancy Roth from behind the parcel. Two yellow lines cut through the photos, the left edge of which show where the 18-foot buildout will reach, *according to the developer's own plans*.

In addition, because of the blocked views from those windows, the owners of those units will undoubtedly lose property value. A resident of an affected unit pointed out during the public meeting that the appraisal of the unit done during her purchase of the property listed the view from the living room windows as an asset that raised the value. The lost asset would almost certainly mean lost value.

ANC 4D's Exhibit B shows the results of a door-to-door poll of residents within 200 feet of the project. Chair Colbert conducted the poll on June 30 and July 1 and found the great majority of the neighboring residents strongly oppose this project.

Chair Colbert also discovered that three residents who had previously signed letters of support based on the project description in the developer's letter, dated April 30, 2018, felt they had been misinformed when the height, depth, and scale of the building were fully explained. They also did not clearly understand that the project would result in three deeded condominiums. These three residents have revoked their letters of support and now oppose the project.

Finally, the developer plans to build a balcony on the front of the house. No other house on the block has a balcony, and current residents told Chair Colbert that they desire to maintain the historic characteristics of the neighborhood. One solution might be to place a balcony in the rear of the house instead of the front.

ANC 4D RECOMMENDATIONS

As to the disposition of the special exception application, ANC 4D recommends the following:

- Any extension to the rear of this rowhouse should be denied because of the material, aesthetic, and health damage it would do to its next-door neighbors to the west;
- Redesign balcony or relocate to the back of the house; and
- Collaborate with the neighbors to mitigate their concerns to the best of the project developers' ability.

ANC 4D Vice Chair Nancy Roth, is authorized by the ANC to present this report at the July 11, 2018 hearing.

Lisa Colbert, Commissioner, ANC 4D03
Chair, ANC 4D

Nancy E. Roth, Commissioner, ANC 4D01
Vice Chair, ANC 4D

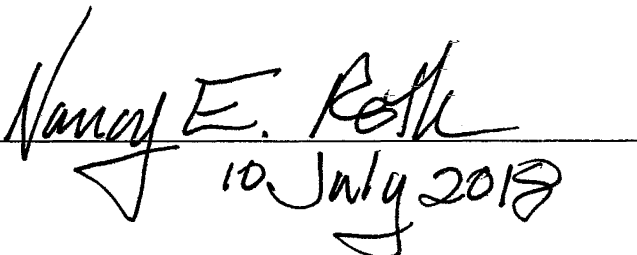
A handwritten signature in black ink that reads "Nancy E. Roth". Below the signature is a horizontal line, and under that line, the date "10 July 2018" is written in a cursive, handwritten style.

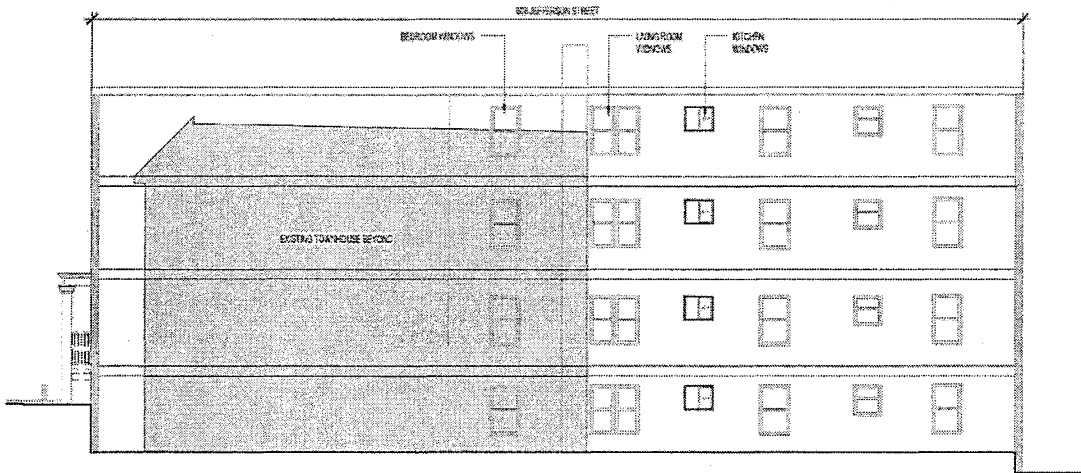
Exhibit A:

Page 8 of ROK Development Exhibit 46 (Updated Architectural Plans)

Page 9 of ROK Development Exhibit 46 (Updated Architectural Plans)



Photograph 1 of back of 524 Jefferson parcel

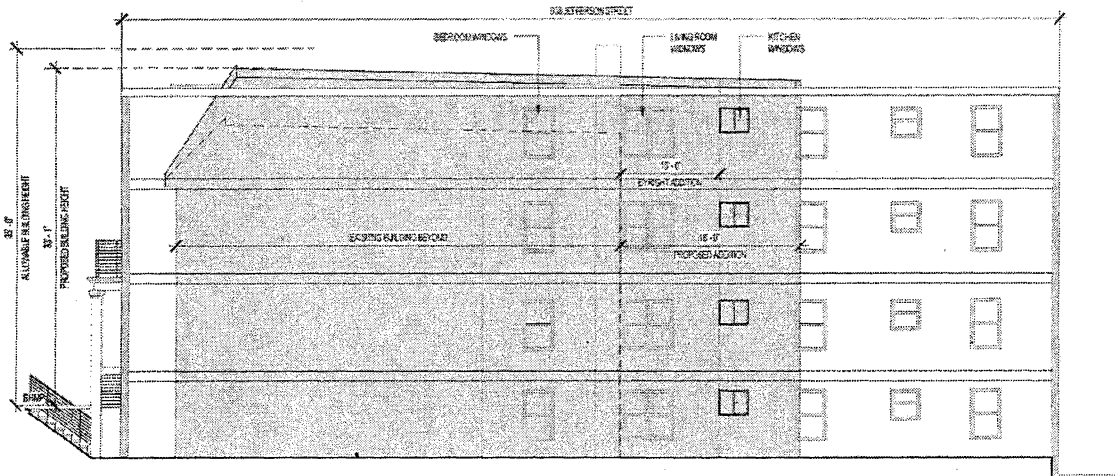
Photograph of close-up of 524 Jefferson and 608 Jefferson



1 BUILDING SECTION THRU 608 JEFFERSON EXISTING
 1/8" = 1'-0"

10/25/2018 10:51:51 AM D:\Projects\524 Jefferson Street BZA Application\Drawings\A006b.dwg

	524 JEFFERSON STREET BZA APPLICATION BUILDING SECTION DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE		DATE 7/6/2018 SCALE 1/8" = 1'-0"	PROJECT N° 2018-023	SHEET NUMBER A006b
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1 BUILDING SECTION THRU 608 JEFFERSON PROPOSED

1/8" = 1'-0"



524 JEFFERSON STREET BZA APPLICATION
BUILDING SECTION

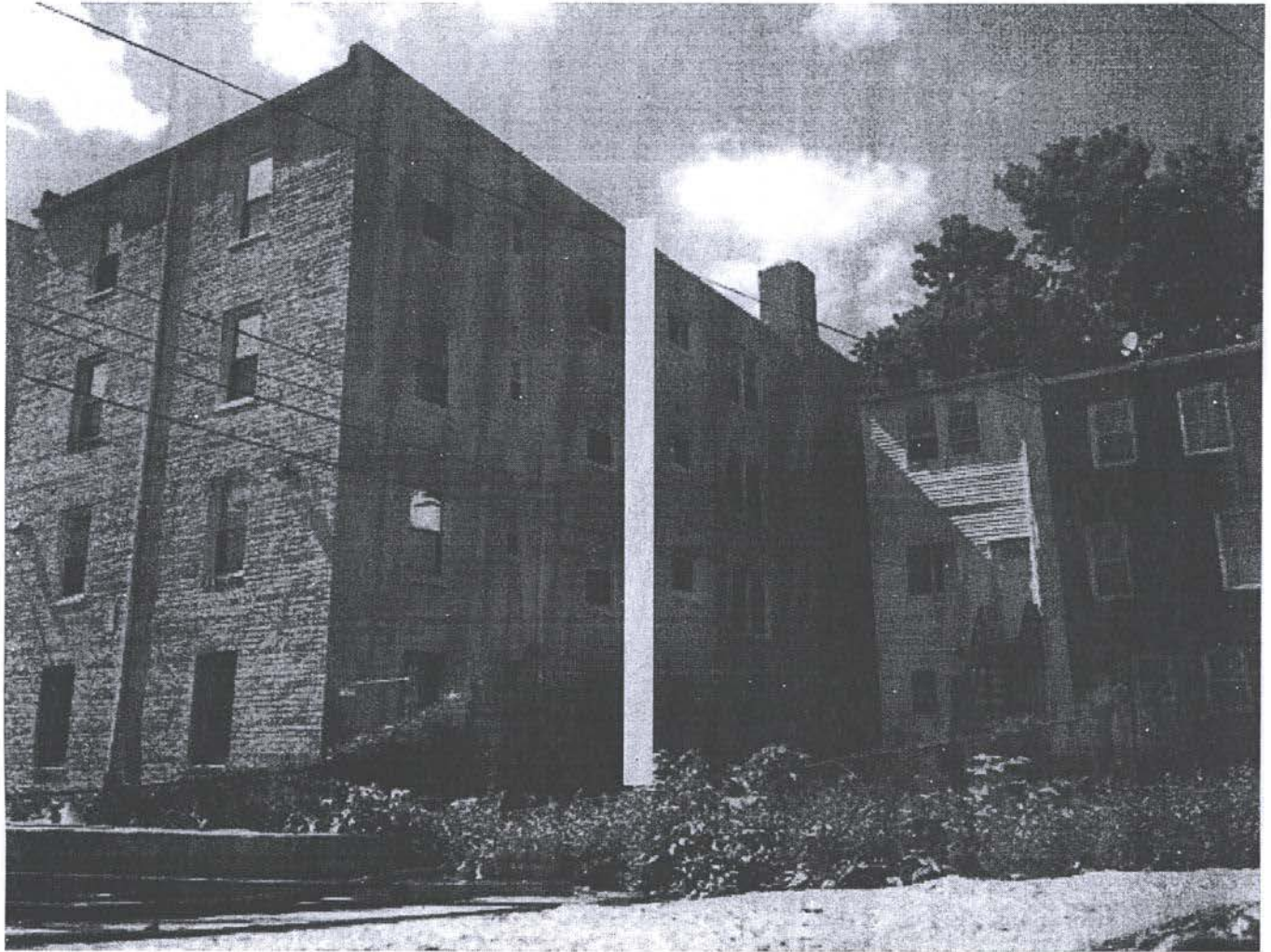


DATE
7/8/2016
SCALE
1/8" = 1'-0"

PROJECT #
2015-023

SHEET NUMBER
A006c

DRAWINGS ARE FOR CONCEPT ONLY AND SUBJECT TO CHANGE



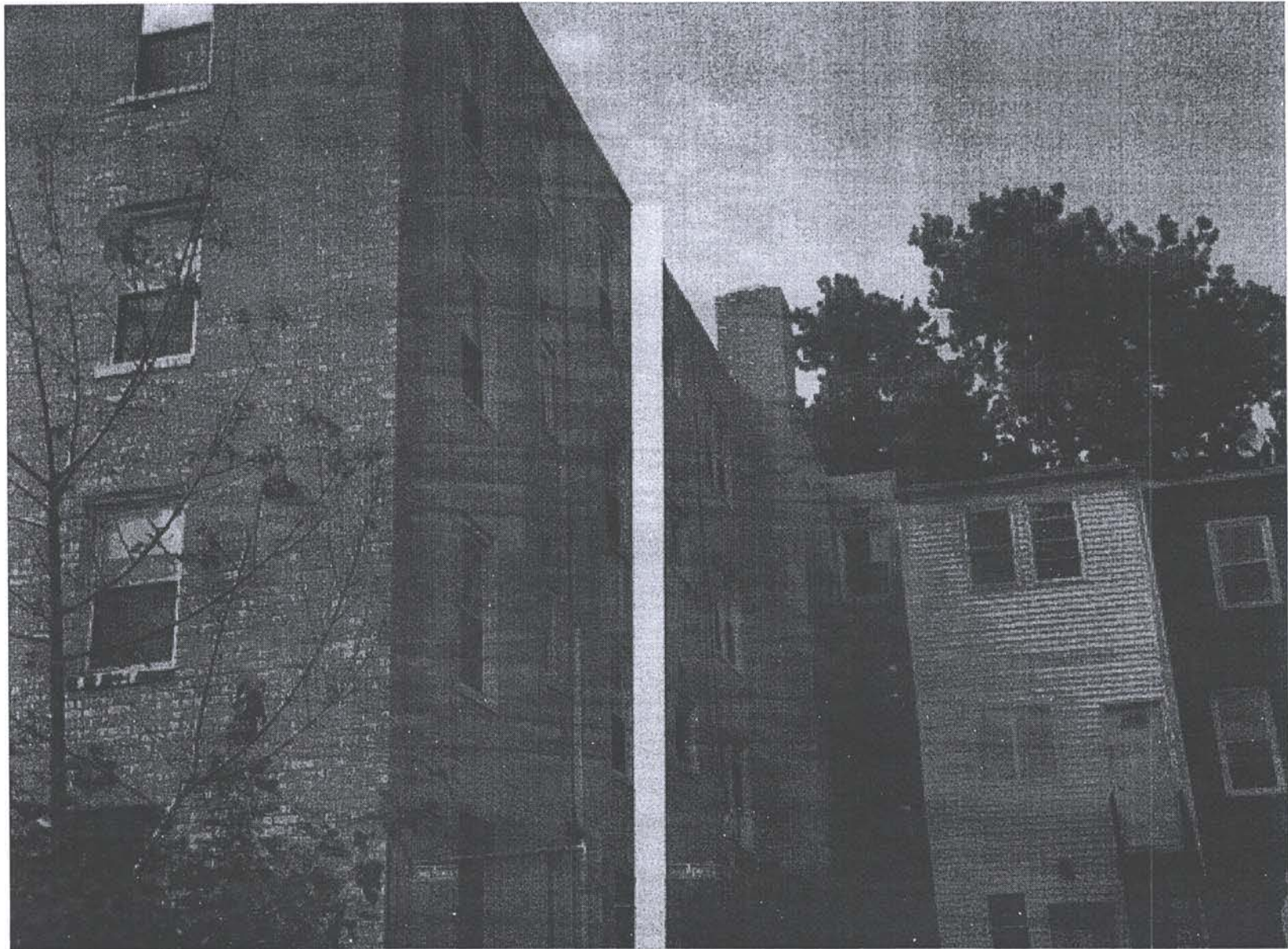


Exhibit B

Diagram of door-to-door poll of neighbors performed by Lisa Colbert on June 30 and July 1

Detailed Analysis of 524 Jefferson Street support/opposition

510 OPPOSE George Edward **	512 OPPOSE -parking -property value Aryan Bocquet	514 OPPOSE -parking -property value Alejandro Perez	516 OPPOSE -parking -property value Cherryle Goode	518 Home – Kids no adult	520	522 SUPPORT Ltr.	524 SFH -special exception	608 The Jake Condos OPPOSE -block natural light Rachel Sent ltr. BZA	610 Jefferson Condos OPPOSE BEING VACANT -parking -eye sore -fix quick -flooding Ayana Mackins, Unit 301
612 OPPOSE -parking -Foundation Joan Green **	614 OPPOSE -told 2 park spaces -structural damage Note* Emad Badwe **	616 OPPOSE -park spaces -Foundation Kristan Kapel	618 OPPOSE Sent ltr.	620	622	624	626 & 628 No answer	630 VACANT	632 VACANT

*NOTE: 612,614 and 616 houses were renovated spent a lot of money and very concern foundation/structural damage. ** Developer listed residents expressed supporters, but they change to OPPOSE.

ROK list as supporters: 522; 608; 612; 614; 517 and 601 all on Jefferson street

Jefferson Street

509 House	511 House	513 SUPPORT. This house converted into 3 units. Unit #3 Amy Yuhasz	515 Vacant for 3-yrs. Lottering	517 Contractor ltr. states Mr. Blanchard support	601 On 7/1/18 asked Mr. Geier about discrepancy and he agrees with Raya Oppose - parking	603 No Answer	605 No Answer	607 Oppose -- Parking Vera Francis	609 Support Carolyn Lindley
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					Raya Lee **				
611 For Sale	613	615	617 Condos	619	621 Oppose -Parking Mr. Dallas	623 Oppose -Parking Mr. Johnson			

Ingraham Street

517 No Opinion Mark F.	519 No Opinion Aneika	525 No Opinion Andrew	527 No Answer	627-629 No Answer	631-633 No Answer	635-637 No Answer	639 No Opinion Kelly	641 & 645 No Answer	643 No Opinion Luis

5th Street

5334 5 th St. Undecided	5312 Oppose -Character of Neighborhood Don't build up	5314 No Answer	5316 No Answer	5318 No Answer	5320 No Answer	5322 No Answer			
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SUMMARY

Jefferson Street – 3 Residents SUPPORT and 14 OPPOSED.

Ingraham Street – No comment

5th Street – One resident OPPOSED.