Joseph C. & Joan R. Olexa

4647 Massachusetts Ave. NW
Washington, DC 20016
September 28,2002

Cy for - Board of Zoning

Ms. Leslie Quynn
4623 Warren St.
Washington, DC 20016

Dear Ms. Quynn:

Re: Application Number 16939 for
4651 Massachusetts Ave. NW

According to above application, John K. Desmarteau, owner of home at 4651 Massachusetts Ave NW is applying for a special exception to construct an addition to a single family detached dwelling under Section 223. He is applying for an exception to four exceptions stated in your letter of September 6, 2002.

The structure will have a third floor on part of the front of the house which will obstruct a good part of my view of the sky, trees, etc., and will stop the sunshine from coming into my living room (which is already dark because of the closeness of both houses. There is only 10 feet on side between houses. The house is not only an addition, I feel it is a complete new construction as the present plans on the present main floor will be gutted and redone and the exterior will no longer be brick but some other material.

Furthermore, the styling of this house is ultramodern design and does not conform to the homes in the present block which are all small and of conservative styling and are all of brick construction

BZA
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and will occupy from the present front of house to the alley and have five feet of unoccupied space on each side. Adding an additional floor onto the garage for the purpose of having a studio for the design of clothing, fitting, etc. will detract from the alley, possibly bring in more customers and look terrible in an alley where other garages are one level only. A staircase has been added to the garage so customers can have direct access to the studio. This alley is dangerous to one not familiar with it. Upon leaving the alley, there are always mothers with babies crossing the alley and any additional danger is not necessary.

For the other business that the owner has, it is mail order and Federal Express and UPS make at least 4 deliveries per day. We do not object to this part of it. We really object to the design of the house, which is not in keeping with the other homes in this block, and we sincerely feel it will devalue our home. I have had Marc S. Fleisher, Buyer Broker, from Long & Foster, come to my house to appraise our home and I presented him the package of the new house and asked his opinion on whether this will raise the value of our home. He said definitely not and it would very likely lower the value. I know if we were looking for a house and looked at the proposed renovation, we would not even go and look at our present home due to the house next door, if approved.

Therefore we are listing our three objections:

Styling – not in keeping with other homes in the 4600 block should consider making it more in keeping with the other houses.

Third floor – Object to the third floor on the front of the house. Studio over the garage and it would affect the alley.

The house as proposed is so long particularly with 2 stories connecting the house and garage, it would look like a motel or business.

In talking to one of the occupants, I asked if they would make any concessions if not approved and was told that instead of connecting the house to garage, they would build a fourth floor. If we objected to the three stories, we certainly would not be happy with a fourth floor which would block off a much bigger portion of light.

We wish to keep the unique look of the 4600 block of Massachusetts Avenue as it is presently and not spoil the look with such a modern structure.

With so many exceptions, we feel that this application not be approved.

Sincerely,

Joan R. Olexa

Joseph C. Olexa

Cc: Government of the District of Columbia
Board of Zoning Adjustment