604 Aspen St. NW
Washington, DC 20012
September 12, 2005

Geoffrey H. Griffis
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Re: case number 17349 -

Application of Michael Taylor for a special exception to allow a rear addition to an existing single-family detached dwelling under section 223, not meeting the lot occupancy, side yard, and nonconforming structure provisions requirements in the R-1-B District **at premises 6919 6th Street, N.W. (Square 3191, Lots 19 and 811).**

Dear Mr. Griffin,

We, 37 year residents of Takoma, DC, are writing in opposition to the above referenced application, because we believe it fails to meet the standards for such a special exception. His construction negatively affects the community and we believe the applicant received his initial approval for his construction by knowingly presenting the relevant agencies with false information. Furthermore, given the massive size of the addition and the applicant's stated intention to have tenants, we suspect that the property will not be in conformance with R2B zoning.

1. The addition severely and adversely affects the light, air and privacy of all neighboring homes. The entire first and second floors of the structure are above the 6 to 8 foot high fence lines of its neighbors. It looms over the neighboring properties, blocking light and air and severely impinging on the privacy of the neighboring houses and yards. It's a giant hulk peering into the upper stories of the neighboring houses and into the yards, absolutely limiting the neighbors' use and enjoyment of their property and lowering the value of their homes. Actually, the reaction of everyone who sees the addition from the neighboring homes and yards is identical: "Oh, my God!!"

2. The addition, very visible from Cedar St., is totally out of scale with and dissimilar in style and character to all other homes on its block in the heart of the Takoma Historic District As one walks along this charming street of restored Victorians, not small houses themselves, this addition hits you in the eye, negatively affecting the whole ambiance of the streetscape. Again, everyone who sees it says the same thing: "What on earth is that and how on earth did someone get away with building it?"

3. The plans initially presented to planning and regulatory agencies by the applicant dramatically misrepresented the addition itself, and more importantly, its relationship to adjacent buildings and the view of it from the street. Among other things, the applicant failed to show an 8 to 10 foot drop towards the rear of the property, something he clearly

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couldn't have accidentally overlooked. He also built the addition many feet longer than his initial plans, the windows are placed differently, etc. He should not now be rewarded for his deception by being allowed a special exception, particularly given the negative impact of the building on the neighborhood.

4. What was a small, 2 bedroom bungalow is being transformed into an 8 bedroom "dormitory" that in addition to the living and dining rooms, includes several other rooms of unspecified purpose, easily additional bedrooms or future kitchens. Mr. Taylor has indicated to neighbors that he intends to have tenants. While we cannot know for sure, we suspect that the building may become essentially a boarding or multifamily house, not in compliance with R2B zoning. Requiring that the addition be scaled down to an appropriate size would forestall that possibility.

We sincerely hope that you will reject this application and require Mr. Taylor to bring his construction into compliance. If he gets away with this, others will try to do the same, to the detriment of the whole community and the city.

Sincerely,



Nancy S. Smith



Stephen M. Smith