Loretta Neumann
7124 Piney Branch Road NW, Washington DC 20012
202-882-9274 - Lneumann@boo.net

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Statement before the DC Board of Zoning Adjustment
In opposition to BZA Application 17349 – Taylor Addition, 6919 6th Street, N.W.
(Square 3191, Lot 18 and 811)

Thank you for the opportunity to submit this statement in opposition to this application. I have followed the case with interest and attended the BZA hearings on July 12 and September 13, 2005. I also testified in September 2004 on this matter before the Historic Preservation Review Board.

I have lived in Takoma for more than 30 years. My home is less than two blocks from the applicant's property. I have served as an ANC commissioner, was president of Neighbors Inc. and co-founder and former vice president of Historic Takoma. I was for several years a trustee of the Committee of 100 on the Federal City, and currently serve as vice president of the DC Preservation League. This statement is my own; the organizations are noted only to establish my credentials.

This case is appalling. The owner's flagrant violations of DC's zoning and historic preservation laws and regulations is nothing less than shocking. There was considerable misinformation and many inconsistencies in the original application to HPRB that became glaringly apparent during construction. The original drawings depicted a level one-story structure that pushed the limits of both zoning and historic review, but appeared to remain unobtrusive because of surrounding foliage and structures. Unfortunately, the reality of the actual structure is a multi-story addition that dwarfs the original bungalow and towers over neighboring properties because of the actual downward slope of the property.

In short, the **addition does NOT meet the Zoning requirements for a special exception**—it obstructs the privacy of the neighboring properties and compromises their light, air and enjoyment of their properties. It also is visible from the street, and is not in keeping with the character, scale and pattern of the neighborhood.

Indeed, the original vision of Takoma when it was created in the late 1800's and through the mid 1900s was to provide a mix of housing that could accommodate families of varying sizes and economic means. If the owner of 6919 6th Street wanted a larger house, he could have bought one elsewhere in our neighborhood. Or he could have added a more compatible addition, as others have done. The difference is that their additions are not only substantially smaller in proportion to the houses, but the lots they occupy are much bigger and the additions do not intrude on their neighbors. Last but not least, their designs and architectural treatments are compatible with the historic district.

In summary, the applicant's **addition is not only out of scale, its design and architectural treatment is not compatible with the historic district**. While it may provide an expedient solution for the current owner, approval of this application would create a larger, more detrimental problem for our community and would also set an extremely bad precedent for development of other properties in Takoma and elsewhere in DC.

RECOMMENDATION: The Board **should deny the application for a zoning exception and require the owner to remove the portions of the new construction that are in violation of zoning**. The owner should then subsequently comply with whatever design stipulations and other requirements that may be determined by the DC Historic Preservation Review Board.

Thank you for the opportunity to testify.

BZA
Board of Zoning Adjustment
District of Columbia
CASE NO. 17349
EXHIBIT NO. 44
Case No. 17349
Exhibit No. 44