

Anacostia Homeowners and Resident's Association, Inc.

1336 Talbert Terrace S.E. – Washington, D.C. 20020 – 202.678.8708

September 5, 2005

Government of the District of Columbia
Board of Zoning Adjustment
Office of Zoning
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: Case No. 17360

To members of the BZA, Greetings:

The Anacostia Homeowners and Residents Association (AHRA) goes on record through this letter as being opposed to the development plan of Yosief Maharaiai and the related requests for the granting of special exceptions.

The AHRA has been in existence since the early '60's and includes in its membership more than 100 homeowners and residents that immediately surround the proposed development area that is zoned R-4 residential. It was established to fight an earlier and similar attempt to foist into our midst a similar type of "shoehorned" high density housing development that would have impacted our neighborhood in an adverse way without any regard to the environment considerations or architectural compatibility relative to our neighborhood. The same holds true with regard to the development proposal as presented in the above referenced case.

Specifically, the proposed project has too many housing units (48) crammed into too small a space. The lot size for each structure as described by the documentation presented to us360 square feet for the front yard (18' x 20') and a similar minimum amount for the rear yard plus the 792 square feet (44ft x 18ft) for the foot print of the structure itself total 1512 square feet for the building lot which is 288 sq. ft. less than the required minimal sized lot of 1800 square feet that is required in a R-4 residential zone that is to be used for row dwellings or flats. According to the drawing that was presented with the application however, the 18' x 20' front yard space that was discussed was not evident thus suggesting that the actual size of the lot is perhaps even smaller than the 1512 square feet that was presented. With the actual size of the building lot in contention coupled with a fixed amount of lot occupancy (792 sq. ft.), it would follow that the percentage of lot occupancy would also be in question and could well exceed the maximum 60% of lot occupancy.

In terms of building height, R-4 residential zoning limits building heights to three (3) stories above grade. The pictures presented along with the development proposal show four (4) storied piggyback townhouse type structures built on a concrete slab on grade. There are no four storied structures in the immediate neighborhood and to introduce them would be in violation of the zoning regulations and inconsistent with the architectural character of the neighborhood.

BZA

Case No. 17360
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17360
EXHIBIT NO. 22

D.C. 20001
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The parking capacity for the proposed project is inadequate. Irregardless of the fact that one parking space is required for every three dwelling units in an R-4 residential zone, thirty parking spaces for forty eight dwelling units is completely unrealistic whether they are in front of the buildings or behind them where they should be. Also there is no provision for guest parking or service vehicles. Since the average household, according to the 1997 Consumer Expenditure Survey, has 1.6 vehicles, the parking overflow of up to 30+ cars would pour out onto the streets immediately adjacent to the proposed development. Parking spaces on those streets are already fully utilized for parking by the current residents of the neighborhood and to add more vehicles to the area that require parking spaces would only contribute to traffic congestion and have an extremely negative impact on the community.

AHRA is not opposed to development. We are long-term residents in our area and have worked hard to maintain and improve our neighborhoods. Indeed many of us have even tried to take advantage of certain programs available to us through the District Government but have been stonewalled and denied access. However because of the many questionable issues mentioned above it does not appear that the development proposal as described in case No. 17360 conforms to several of the basic minimal requirements for development in a R-4 zone and therefore should be denied.

Sincerely,

A handwritten signature in black ink, appearing to read "Karen L. Hilliard", written in a cursive style.

Karen L. Hilliard
President, AHRA

CC:

Marion Berry, Council Ward 8
Juanita Jefferson, ANC 8A
Mary Cuthbert, ANC 8C