

ANC 1A

Board of Zoning Adjustment.

May 10, 2016

**Letter of support for the project at
1018 Irving Street NW, Washington DC**

My Name is Jaime Palmera and I am a home owner and resident at 1012 Irving Street NW, a property adjacent to the the land-locked lot at 1018 Irving Street. The rear windows of my house overlook this property and my back yard meets it side yard.

I am an architectural designer practicing architecture for the past fifteen years and have gained experience with historic renovations in DC, additions, conversions and new construction. I have presented projects to HPRB, Fine Arts Commission, Kalorama Neighborhood Association, BZA and various ANCs. I understand how important are the duties of all these boards to protect and enhance the beauty of our city and weigh in justly for all citizens. I respectfully commend your time, efforts and dedication to this hard task. Thank you!

The purpose of my letter is to support the development proposed by Mr. Greg Gardner and Andrew Riguzzi for the renovation and addition to the dilapidated car repair shop that lies in the middle of my block. This property has been in disrepair for many years and the alley has always been a dumpster for people in the area.

The following is what I would strongly SUPPORT and recommend:

- Change Use from Automotive to Residential so to have residences there and improve the livelihood of the block.
- Allow for one office space which fits well within a residential condition (no noise nor heavy traffic) or a third residence unit.
- All properties to have 2 parking spaces within their property lines. No parking on alley.
- Preserve the existing brick structure and allow for one second story addition even if it requires a height variance to protect the parapet wall.
- Finished terraces or roof deck pleasant to the view of all surrounding neighbors.

The following is what I would strongly OPPOSE:

- Automotive use, which just doesn't fit within a residential block.
- Artists studios which allow multiple number of users (20 per studio as stated before, for a total of 60 people) which will cause too much congestion to the alley and increase parking needs in the neighborhood.

I hope my comments above are useful to your Committee and please feel free to contact me if needed.

Sincerely,

Jaime Palmera

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