

February 18, 2016

Government of District of Columbia  
Board of Zoning Adjustment  
441 4th Street NW  
Suit 200/210-S  
Washington, D.C. 20001

Re: **BZA Application No. 19217**

Dear Members of the Board of Zoning Adjustment:

I am a resident of the Shaw neighborhood writing in relation to BZA Application No. **19217**, Application of MR 608 T Contract LLC, et al., to build a seven-story building at 608-618 T Street NW. I own, and reside exclusively at, 1834 6th Street NW. The development proposal is the property directly behind (to the west of) my lot. I oppose the proposal because of four specific, strong concerns.

First, I am deeply concerned that the period of construction will greatly disrupt and diminish—if not entirely eliminate—access to my property from the rear. My back yard consists of a parking pad and rolling garage door (along with a patio area). The alley that permits access to my property by car is very narrow. This alley is all that will separate my property from the proposed new development immediately to the west. I am very worried that the construction will partially or wholly block travel through this alleyway—the only means that I, and many of my neighbors, have by vehicle to my property. I would ask the zoning officials and project developer to guarantee that travel through the alley remain unimpaired during any period of construction.

Second, my back lot includes a quiet patio area where I spend a great deal of time reading, grilling, and entertaining. I spent a considerable amount of money hardscaping and landscaping this space to make it beautiful and peaceful. I am deeply concerned that my quiet enjoyment of my patio area will be seriously diminished during construction.

Third, it appears from the design that the eastern edifice of the proposed building will extend to the very edge of the property line. Currently that space is a parking lot for the Zenebech Ethiopian Restaurant. I am greatly concerned that a wall that extends all the way to the edge of the alley will make it extremely difficult if not impossible for me to enter and exit my parking space, because the narrow alleyway will not allow sufficient space for maneuvering. Relatedly, I worry that the increased traffic created by the development will cause an already congested, narrow alley to become impassable at times.


Fourth and most important, I am distressed that a seven-story development immediately behind my house will block the light to and views from my back patio, where, as mentioned, I enjoy spending time outdoors. Afternoon and evening light

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coming from the west, including beautiful sunset views, are what make this space particularly enjoyable and enhance both my quality of life and the value of my property. It is an understatement to say that the development will severely diminish the quiet enjoyment and value of my property. Instead of watching the sun set over the Howard Theater, I will be staring at a seven-story wall rising immediately to the west. And given how narrow the alley is, and how little space will separate my property from the proposed structure, the tall structure will loom large over my back yard.

I specifically bought a house in Shaw because, among other things, it is a residential neighborhood of row houses and low buildings. For a seven-story, mixed-use building to now disrupt that atmosphere and aesthetic immediately behind my house is depressing. I oppose the project and request that, if it is to be approved, the proposal be altered to address the concerns I have identified above.

Sincerely,



Benjamin C. Mizer  
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