

Monday, June 6, 2016

Board of Zoning Adjustment
441 4th Street, NW, Suite 200/210-S
Washington, DC 20001

Re: Letter in Opposition to BZA Application No. 19304 for 320 Webster St LLC

To Whom It May Concern:

I live on Webster Street and I am concerned about the conversion of the two-story, one-family dwelling at 320 Webster St NW into a three-story apartment house with a third floor (pop-up) and a rear addition (pop-back).

I strongly oppose the conversion for the following reasons:

- *Aesthetics* – An additional story will tower over the neighboring properties blocking their views and sunlight creating an aesthetic interruption to the row of homes. Further, the back of the row of properties where 320 Webster St is located is across from the back of the very large and imposing pop-up and pop-back at 415 Varnum St NW. The residents of this row deserve to not have their views blocked at multiple angles.
- *Density* – A three-unit apartment home will contribute to overcrowding the neighborhood as well as competition for parking on what is already a high traffic one-way street.
- *Neighborhood character* – This is mostly a family neighborhood and an apartment house will not provide the space for a family with children. Further, renters are more transient and thus, typically do not have a vested interest in the neighborhood.

Thank you for providing the opportunity to comment. The zoning regulations limiting pop-ups and conversions in the R-4 District were put into place to protect the character of row house neighborhoods and prevent overcrowding that would occur. A three unit apartment building is a substantial variance burdening the livability of an R-4 neighborhood in terms of parking, infrastructure, and architectural cohesion. A variance to the zoning code should not be used to increase the profits of investors. It is important that the BZA uphold the regulations and does not approve for the application for 320 Webster St LLC.

Best Regards,



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Board of Zoning Adjustment
District of Columbia
CASE NO.19304
EXHIBIT NO.23