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#19564 ANC Letter

Board of Zoning Adjustment
Chairperson Hill
441 4th Street, NW, Suite 200S
Washington, DC 20001

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 9 Commissioners at the meeting present at its September 13, 2017, meeting, voted, with 4 Yeas, 3 Nays, and 1 Abstentions to oppose to request for both a special exception for a three unit RF-1 conversion (U § 320.2) as well as a waiver from the maximum allowable rear addition (U § 320.2, e).

The SMD Commissioner has reached out to every house within 200' feet of the proposed project, spoken one on one with nearby residents, and set up an email listserv for discussion on the project. Approximately ten neighbors weighed in with their thoughts and all but one were opposed to the ANC supporting the project.

The applicant has been preparing for this project for several months and has had sufficient opportunity to engage the community to gain some degree of support. The applicant submitted a Statement of Existing and Intended Use dates May 31, 2017 (Exhibit 4) and Application (Exhibit 3) dated June 20, 2017. When the applicant reached out to the ANC, July 20, 2017, and were asked if they were planning any community outreach the ANC was informed that the applicant didn't need to discuss anything ahead of the ANC meeting. The applicant was advised several times to attempt some level of outreach to neighbors, though it is unclear at the time of drafting this letter if anything was attempted. Neighbors have expressed disappointment in this lack of engagement.

The 400 block of Shepherd Street has been significantly more impacted by RF-1 conversions than almost any other block within SMC 4C10. Previous developments have converted several single family homes to 3 or 4 unit condos, or are in the process of building, under the current and previous zoning regulations. There are five properties within 200', including 428 Randolph, which are requesting or likely to request similar conversions. Residents would prefer to see this converted to a 1 or 2 unit by right to alleviate density concerns on height and rear additions that are significantly altering the character of the block, significant impact on residential parking limitations, and the significant shift away from family housing that is being created here.

The rear addition of approximately 30' is well beyond what is permissible under U § 320.2 (e). The BZA has opposed an addition beyond 10', in the same SMD as 428 Randolph St NW, earlier this year in case #19418. The applicant is not demonstrating any hardship or community support for relief from this maximum rear addition allowance. There appears to be nothing unique that sets this apart from case #19418 and the BZA's opposition to that rear addition waiver request.

Additionally that ANC would ask that the applicant agree to the following requests, and the BZA encourage the applicant's agreement, for any project at this property:

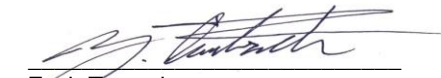
P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW
Washington, DC 20011

Board of Zoning Adjustment
District of Columbia
CASE NO.19564
EXHIBIT NO.38

- That pest abatement on the property be completed before any demolition work begins to mitigate any migration to nearby properties
- That the stairwell access and enclosure to the roof deck be contained fully at or under the height of the parapet, currently at 34'6" to minimize changes to the roofline
- That two parking spaces on the rear of the property, accessible via the alley, be included in any plans
- That lead testing be conducted on the water lines and any lead pipes be removed. DC Water currently believes there are lead pipes on the private side of this property.

The Commission also voted with 8 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C10, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the BZA related to this matter.



Zach Teutsch
Chairperson, ANC 4C



Joseph Martin
Vice Chair, ANC 4C