

Frederick L Hill, Chairman Board of Zoning Adjustment  
441 4th St NW, Ste 200S Washington DC, 20001

October 21st, 2017

RE: BZA Case 19629/Request for Zoning Relief for Carriage House at 1665 Harvard St NW  
Request for delayed BZA hearing and Party Status

Dear Sir,

I am owner of and resident at 1721 Hobart St NW, Washington DC, just outside the 200 feet from 1665 Harvard St. I am writing in opposition to the applicant's plans in Case 19629, and to request a delay in the proposed November 8th hearing and to formally request Party Status in relation to this matter.

Currently the BZA hearing is scheduled for November 8, 2017. I request that the hearing be delayed for the following reasons:

- (i) Under Rule 402.1(d), BZA must notify owners of affected properties within 200ft of the relevant property within 40 days of scheduled date. We (and other Mt Pleasant residents we have spoken to) have not received formal notification about this case as of October 8th, 2017. If the proposed date is maintained, there will not be time to sufficiently prepare testimony for a case which will have significant impact on residents.
- (ii) There has not been discussion of this matter at the ANCD1.
- (iii) To the best of our knowledge the HPRB has not reviewed this case, and that institution's perspective on the proposed construction is not currently known.

I request Party Status in relation to this matter, on behalf of Concerned Residents of Harvard and Hobart Streets NW, on the following grounds:

- (i) Residents of Hobart and Harvard Streets routinely utilize the public alley between 1665 and 1701 Harvard St as a short cut between Mount Pleasant and Adams Morgan. The applicants have requested zoning relief in terms of a waiver of the usual setback from the property line. If this relief is granted, it will result in construction of a two-story high wall along the boundary of this public through-fare, where there is currently no wall. This will permanently block visibility to the entrance of this public through-fare and negatively affect security and safety. Also, the applicants have not proposed in the plans how access to this public thoroughfare will maintained during construction. Since use of this public thoroughfare by a broad cross section of Mt Pleasant residents will be impaired if the proposed zoning relief is granted, conferment of Party Status to the Concerned Residents of Hobart and Harvard St would be appropriate in this case.
- (ii) The applicants propose to conduct a new two-story structure that would extend to the property line on the alley side of 1665 Harvard St. The applicants have requested zoning relief in relation to mandated setbacks to put this into effect. Within the 200ft circle of affected properties, no first or second story structures extend to the alley property line at the rear of Harvard St. This means the requested zoning relief in relation to setbacks would set a precedent, and would in principle allow other property owners to seek similar relief. This could permanently change the nature of the neighborhood in this tight knit historic district. In preliminary discussions with 20 neighbors, we have learnt that in no case is this precedent-setting change supported. Since this proposed construction has the potential to impair the public interest, it would be appropriate to grant Party Status to the Concerned

Residents of Harvard and Hobart Streets in this case.

Very respectfully,

Loic Pritchett 1721 Hobart St NW Washington DC