

April 22, 2018

From: Justin Arnold
Dana Connors
1768 Lanier Place, N.W.
Washington, DC 20009

To: District of Columbia Office of Zoning Board of Zoning Adjustment
441 4th Street, NW, Suite 200S Washington, DC 20001

Re: BZA Case No. 19731: Statement in Opposition to Application for Special Exception

As residents of the property directly adjacent to the applicant, 1766 Lanier LLC, we are filing a statement in opposition of a special exemption and the granting of a variance filed for the home located at 1766 Lanier Place, N.W.

Issue: Number Stories Miscalculated

We agree with the data presented by Ms. Margaret Staines in Exhibit 38 and 38A, that the applicant mischaracterizes the existing row house as having 2 stories and a cellar—the applicant is instead proposing to convert an existing 3 story home to a 4 story home, in violation of Title 11 Subtitle E 303.1 for both Height and Stories.

303.1 Except as specified elsewhere in this section, the maximum permitted height of buildings or structures and any additions thereto not including the penthouse, in an RF-1 zone shall not exceed thirty- five feet (35 ft.) and three (3) stories.

Issue: Light and Air Availability

We disagree with the applicant’s statement provided on page 5 of Exhibit 6 that the “the light and air available to neighboring properties will not be unduly affected,” which is in violation of Section 320.2(i)(1). As proposed, the applicant requests to extend the residence 10 feet beyond the existing structure horizontally and to increase the height to 35 feet. This addition would, therefore, create an approximately 350 square foot wall immediately adjacent to our residence and block a significant amount of light available to our property.

320.2(i)(1): The light and air available to neighboring properties shall not be unduly affected.

Issue: Violates Character of 6 Building Architectural Grouping

The application would violate the pattern, scale, and character of houses between 1758-1768 Lanier Place N.W. which are 6 symmetrically, and similarly constructed single family row homes. The application would, therefore, violate Section 320.2(i)(3)

320.2(i)(3), The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley.

For these reasons, we object to the request by the applicant for a zoning variance at 1766 Lanier Place N.W.

Sincerely,
Justin Arnold
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