

Sarah Whitman
727 Upshur Street, NW
Washington, DC 20011

September 12, 2018

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

Re: BZA Application No. 19804, 716 Upshur Street, NW

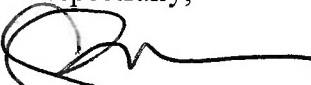
To Whom It May Concern:

I am writing to lodge my objection to the Application of 716 Upshur LLC for a special exception under the residential conversion provisions of Subtitle U § 320.2, to construct a three-story rear addition and to convert the existing principal dwelling to a three-unit apartment house in the RF-1 Zone at 716 Upshur Street, NW (Square 3135, Lot 91). I object for three key reasons:

1. The 700 block of Upshur Street is situated on a hill. Rain water runs down the hill to the West. The residential homes generally sit on similar footprints therefore allowing the free flow of water down the hill across front and rear yards. The large set back/rear addition, as proposed for 716 Upshur, will likely result in flooding and the ponding of water in the yards of 714 and 712 Upshur. Such ponding can result in property damage.
2. A three-story rear addition will shade the majority of the rear yards of the adjoining neighbors. Additionally, the front elevation visually intrudes on the uniform character, scale, and pattern of houses along the 700 block of Upshur. These houses date back to the turn of the century. Many houses on the block have been renovated and expanded for multi-family use. To-date, these projects have done so without noticeable changes to the character, scale and pattern of the houses along the block.
3. Although I am pro-density in general, conversion of this property to a three-unit complex is unnecessary. Just one block west is a commercially zoned set of city blocks. Numerous one-story businesses and residential dwellings have been converted (without zoning relief) into multi-unit dwelling units. More multi-unit projects on the 800 block of Upshur appear to be planned. Zoning relief for a 3-unit building on 716 Upshur does not make sense on this particular block.

Thank you for your consideration of the above objections.

Respectfully,



Sarah Whitman

Board of Zoning Adjustment
District of Columbia
CASE NO.19804
EXHIBIT NO.47