

To ANC4C and the DC Board of Zoning Adjustment:

We are writing to share our opposition to the Board of Zoning Adjustment (BZA) granting a special exception for 716 Upshur LLC the proposed redevelopment of 716 Upshur Street NW.

We received the mailing regarding the property and the plans for redevelopment, and the application for the variance of the zoning ordinance. We oppose granting the special exception as outlined in Subtitle U § 320.2 for 716 Upshur St NW for the following reasons.

1. The proposed addition of another story to the house as well as adding an addition on the back of the house, extending it a further 18 feet result in a large building that towers over its neighboring rowhouses, shades neighboring yards, and blocks the views of neighboring houses. **We request the rear addition be limited to 10 feet and the building height limited to 35 feet, per zoning requirements.** The large size of the additions can be seen in the proposed east elevation. The addition blocks light and air to neighboring properties, affect the privacy and use of rear yards by neighbors due to the size of the development and the proposed division into three units. Furthermore, the size of the addition intrudes on the character, size, and pattern of houses, especially from the rear facing the alley and neighboring houses.
2. The property at 716 Upshur St NW is zoned RF-1. Per the DC Zoning Handbook, the purpose of the RF-1 zone is to provide for areas predominantly developed with attached row houses on small lots within which **no more than 2 dwelling units are permitted.** The proposed development would violate this rule and change the nature of the neighborhood, where nearly all properties within the 200 foot radius of this property are single family homes, or homes with a basement rental unit with a maximum of 2 dwelling units. **We request redevelopment be limited to two units.**
3. The houses on the west side of 4100 block of 7th St NW, where we live at 4132, have backyards that are raised high above the alley, and none of these eleven rowhouses have access to off street parking or the potential to add it. Our houses face into the alley and will look at the side and back of the proposed development. Allowing this development to build three units will increase density, which along with other redevelopment including the new businesses on the 800 block of Upshur St NW will make parking increasingly competitive. **Also for parking reasons, we ask the redevelopment be limited to two units, and for a minimum of two parking spaces to be provided (this is included in the proposal).**

We appreciate the opportunity to weigh in on this matter. We are glad to see that the home is being renovated, but request that the BZA deny the special exceptions requested by the developer and require the developer keep the size of the home within the limits designated in the zoning, without a special exception.

Best regards,

Susan Minnemeyer and Thomas Carter

4132 7th St NW

Washington DC 20011

Tel: 202-907-6271; 202-465-6833

Submitted on 9/12/2018 by:
Susan Minnemeyer
4132 7th St NW, Washington DC 20011