

To Whom It May Concern:

I am a homeowner who resides within 200 feet of the proposed 716 Upshur Street renovation project and am writing to express my opposition to two aspects of the project's plan (address: 4140 7th Street, NW).

As proposed, the 716 Upshur Street project subdivides an existing row house into multiple units. I strongly believe that further multi-unit subdivision of row homes will alter the character and sense of community that currently defines residential Petworth. The proposed project also seeks to expand the existing structure to increase both depth and height. I strongly oppose any increase in the height of the building and believe it will negatively impact the neighborhood's appeal.

As developers and the city look to increase available housing, I believe that larger, condominium-style buildings are more appropriate locations for multi-unit dwellings, such as those found along Georgia Avenue. While I understand the value proposition in converting a single family home into a multi-unit building, I do not want such changes occurring in the area near my property.

For the reasons that I have articulated, I oppose the project as proposed. While I welcome development within my neighborhood, multi-unit buildings belong on commercial corridors not within neighborhood streets. I appreciate your time and hope you will take my concerns under advisement as you consider how to proceed with the 716 Upshur Street project.

Sincerely,

Joseph Montoni

Submitted on 9/18/2018 by:

Joseph Montoni

4140 7th Street, NW, Washington, DC 20011