

September 9, 2018

Office of Zoning  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200  
Washington, DC. 20001

Re: BZA Cases - Case No. 19804 (Special Exception for 716 Upshur St. NW)

Commissioners:

For the following reasons, I strongly oppose granting a special exception for 716 Upshur St. NW that does not conform to **all** the limitations in Section 320 of Subtitle U of the Zoning Regulations, including specifically Section 320(e):

- The 716 Upshur lot is located between two single family row homes that are substantially smaller in size to the proposed redevelopment. The proposed addition will extend more than 26 feet beyond the rear walls of the adjacent residences and very likely block the breezes currently enjoyed by the neighbors living in the adjacent residences.
- Although no shadow studies were submitted by the applicant, because Upshur Street runs east to west, the large addition will undoubtedly block some of the sunlight currently enjoyed by the neighbors living in the adjacent residences.
- Waiving the addition's size limit (*i.e.*, compliance with Section 320(e)) opens the door to future larger additions at the adjacent row homes on Upshur Street. After this development is permitted, future additions that extend more than 36 feet beyond the existing single family row homes will qualify for a special exception under Section 320(e).

A key reason why neighbors like me fought hard for zoning restrictions on row home conversions was to limit the size of the new additions. Clearly, if BZA and the Zoning Commission casually waive compliance with section 320(e), our efforts to protect the neighborhood's character through Section 320 was in vain.

Sincerely,



Cecelia Waldeck  
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Washington, D.C.