

October 25, 2018

Board of Zoning Adjustment  
District of Columbia  
441 4<sup>th</sup> St. N.W. Suite 200/210S  
Washington, D.C. 20001

Re: Case #19804 - 716 Upshur St. N.W. Washington, D.C. 20011

Attention: Frederick L. Hill, Chairperson Appointee

Dear Sir:

As the adjacent neighbors at 718 Upshur St. NW, we would like to provide clarification of our standing regarding the proposed re-development of 716 Upshur St. N.W. The developer has submitted evidence of support, as written, is misleading regarding our opinion of the re-development project. I, Tina Whitfield Johnson, did agree, and thereby support, modifications to my existing chimney if the developer raises the roofline for an addition of a third floor. I did not oppose a rear extension to 716 Upshur; but there were no specifications stated for a rear extension at the time I was approached by the developer or on the form submitted as evidence of support. Therefore, my husband and I will support a rear extension of 716 Upshur St., as there are other homes on the street with rear extensions beyond the brick structure of the row homes. However, we oppose the initially proposed extension of 26 feet, and the currently revised proposed rear extension of 13 feet. We support a rear extension of 10 feet, which is currently allowed "by right". With a 10 foot extension, the home will still exceed coverage of the lot greater than any of the homes within the row, with the exception of the end row house, 712 Upshur St. N.W. This end row house is commonly designed as the other two end row homes adjacent to the alleys on the 700 block of Upshur St. N.W. These end row homes are narrower and further extended on the lots than the other homes in the rows. However, these extended rears on the end row homes do not significantly impact the light and air for the other homes in the row. The rear of the other homes in the row allow for an open and clear view of an owner's backyard and that of his/her neighbors. With large trees in some of the backyards, there has been ample sunlight and wind breeze. The proposed 10 foot rear extension to 716 Upshur St. N.W. will undoubtedly impact light and air for my husband and I, and the adjacent neighbor at 714 Upshur St. N.W. Therefore, an extension greater than 10 feet will worsen this impact, and appears to be unnecessary.

As testimony has been given at the September 19, 2018 BZA hearing, there is no shortage of multiple dwelling residences in the Petworth neighborhood. There are single standing multiple dwelling apartments and condominium buildings (newly constructed and in construction) within a stone's throw on Upshur St. and on Georgia Avenue. Occupants of these multiple dwelling units, including renovated single family row homes, have primarily been adults, not families. Therefore, single family homes in the Petworth neighborhood are becoming fewer in number. My husband and I would prefer for the re-development of 716 Upshur St. N.W. to remain as a single family dwelling. However, we understand

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19804  
EXHIBIT NO.62

that “by right” the developer can convert the home into two living units. Renovated single family row homes into two living units are currently within the neighborhood. However, we are not aware of any single family row homes converted into 3 living units. We feel that converting 716 Upshur St. N.W. into 3 living units is not characteristic of the neighborhood and excessive for the number of possible occupants sandwiched between two adjacent single family homes. In addition, the developer has not been consistent about the intended use of the living units as either apartments or condominiums, in discussions with the neighbors. Therefore, we and the adjacent neighbor at 714 Upshur St. N.W. could be subject to increased noise, as well as transient occupants. Both of the adjacent neighbors are older adults (seniors) whose quality of life could be greatly impacted by a 3 unit home next door to us. Also, additional multiple dwelling units have negatively contributed to overcrowded parking and traffic conditions, particularly on Upshur St. So we are opposed to converting 716 Upshur St. N.W. into 3 living units. We believe it will set a damaging precedent for our neighborhood if 3 living units are approved.

We would also like to express opposition with two other areas of the developer’s architectural plans. The 25 foot rear staircase was a noted privacy concern to 714 Upshur St. N.W. at the September 19, 2018 BZA hearing. The developer has reconfigured a wrapping balcony and staircase to the west side in the rear, overlooking our property at 718 Upshur St. N.W. This reconfiguration is due to relocating the rear egress from the main floor to the second floor for the third living unit. Having opposed a third living unit, we feel the staircase could directly descend downward from the doorway remaining on the main floor or from the second floor. There are newly constructed townhomes with two living units across the street on the corner of Upshur St. & 8<sup>th</sup> St. N.W. Each living unit has two floors with balconies and separate rear staircases that do not impact upon the adjacent townhome. Lastly, the developer has recessed the rear parking area farther into the yard than the existing garage footprint for 718, 716, & 714 Upshur St. The developer has plans to erect a horizontal stockade fence on the rear east and west fence lines between the two adjacent homes. However, with the parking area recessed farther into the lot, the proposed fencing will serve mainly as a partition between the backyards of 716 & 718 Upshur St. This will allow for open, unsecured areas of the adjacent properties, and is not characteristic for any of the neighboring homes. The backyards of each home have full fencing completely down the property line of the home on both the east and west boundaries. The developer has inquired about removing our fencing and replacing it. However, the developer has not been forthcoming about the length of the fencing or the extended use of the lot for the parking space area. This would leave the backyards of both 718 & 716 Upshur St. vulnerable to trespassers and stray animals.

Thank you for your time and consideration,

Tina Whitfield Johnson & Ernest G. Johnson, III  
718 Upshur St. N.W.  
Washington, D.C. 20011