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September 13, 2018

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case #19820 Application for Special Exemption

Dear Mr. Hill,

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 8 of 16 Commissioners present at its September 12, 2018, meeting, voted, with 5 Yeas, 1 Nays, and 2 Abstentions to oppose Cambridge Holdings LLC, Special Exception Application Case No. 19820 for 1128 Buchanan Street, NW, Washington, DC 20011.

The subject property was constructed in 1919 and is an existing attached, two-story plus cellar, single-family dwelling, built on a conforming lot (3,126 sq. ft. in land area). With a lot width of 20 ft. and a lot length of 156.30 ft. There are no existing side yards, but it has a rear yard of 103 feet. It is flanked to the east and west by single-family dwellings. To the south of the property is an existing 15 ft. rear alley that connects to another diagonal alley which terminates on Buchanan Street N.W. further west of the subject property.

The applicant has applied for a special exception to allow for the conversion of the single-family dwelling into a three-story, three-unit apartment house. The adjacent neighbors, Lester Matlock resident at 1126 Buchanan Street, NW and Samuel and Cynthia Prather owners of 1130 Buchanan Street, NW are in opposition to the Special Exception.

The ANC is in support of the neighbor's objections specifically with regard to Title 11, Subtitle U-38, 320.2 (i) (1) with regard to the substantially adverse impact of the proposed third story and 10 ft. rear addition on the use or enjoyment of the abutting or adjacent dwelling or property, in particular the undue impact on the light and air available to those neighboring properties.

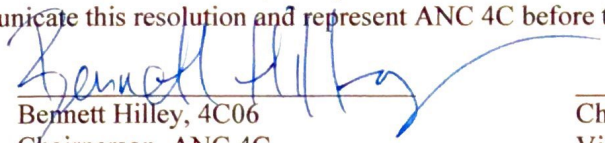
The ANC also requests the BZA give consideration to the neighbor's concerns about the change of the character of the neighborhood that has traditionally been comprised of single family homes and the impact a multi-unit dwelling of three units would have on the block. The neighbors are also troubled by the close proximity of the addition and rear deck and the potential for undue compromise of the privacy of use and enjoyment of the adjacent properties as per Title 11, Subtitle U-39, 320 (i) (2). Neighbors also have more general concerns which are listed in the letter of opposition from Samuel and Cynthia Prather which is a part of the official case record.

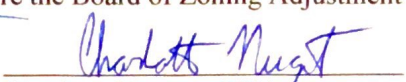
The ANC requests that the BZA deny the Special Exception and limit the proposed development to the two units that are allowed as a matter of right.

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW Board of Zoning Adjustment
Washington, DC 20011 District of Columbia
CASE NO.19820
EXHIBIT NO.32

The Commission also voted with 8 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C03, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the Board of Zoning Adjustment related to this matter.


Bennett Hilley, 4C06
Chairperson, ANC 4C


Charlotte Nugent, 4C01
Vice Chair, ANC 4C