

DC Office of Planning
Board of Zoning Adjustment
Public Hearing (19954 ANC 5E)
441 4th Street N.W.
Washington D.C. 20001

April 18, 2019

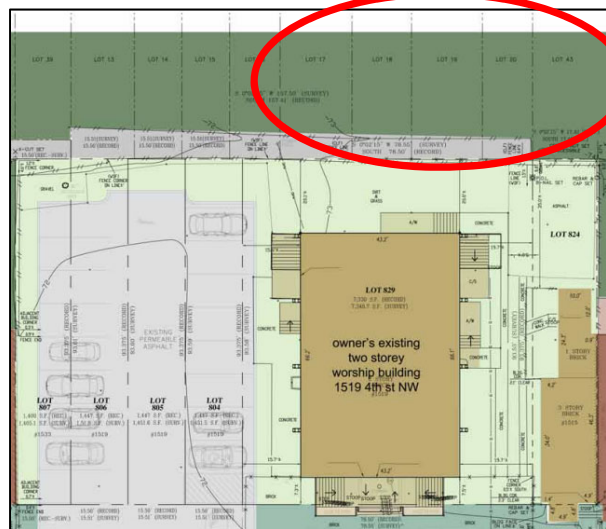
Renewed Objections by Adjacent Neighbors to Zoning Exceptions Requested by Nation’s Mosque (19954 ANC 5E)

Honorable Board of Zoning Adjustment:

The immediate surrounding residents adjacent to and behind Masjid Muhammad “the Nation’s” Mosque renew their strong opposition to the application by the Nation’s Mosque for special exceptions from the rear addition, penthouse enclosure, and setback requirements. The residents sincerely appreciate the mosque leadership’s outreach and generous invitations over the last week. However, as discussed, the residents continue to oppose the “tower” since no structural changes were offered, and no attempt made to mitigate shadowing, space, or privacy concerns.

The Neighbors Objecting Reside in the Houses Under the Proposed Structure’s Shadow

The undersigned neighbors all reside in these houses circled in red that will fall squarely within the shadow of the proposed tower. The developer’s shadow study is misleading because not only will a shadow be cast on the adjacent neighbors’ yards and patios, but the proposed tower will also block the crucial south/western sunlight entering otherwise enclosed townhouses.



The developer’s renderings (above) make the residents’ houses appear very distant from the mosque, but the developer’s own photographs (below) show that, in fact, the residents’ houses are just feet from the back of the mosque (the yellow brick structure with the security camera).



Because there is no alley between the mosque and these five houses, the structures are positioned just a few dozen feet apart. This photo above is taken from the area not even behind, but *next* to, the mosque that is proposed to be in-filled with the 60 foot tower. Since these houses sit due east from the tower, they will clearly lose all afternoon and evening light. Below are two photographs only partially demonstrating the evening sunlight that will be lost due to the construction of this tower. Obviously the tower will block not only yard/patio light, but also almost all western/southern light entering these five townhouses.



The Developer's Claimed By-Right Scheme is Too Extreme to be Compared

The developer's claimed by-right scheme shown below is an affront to the residential nature of the block. All other structures on the block are modest, residential homes. The developer's proposed exception structure should not be compared to a claimed by-right scheme that plainly should not be permitted in a quiet, residential zone.



Additional Concerns Regarding HVAC and Structure Uses

The residents appreciate being engaged by mosque leadership and invited to hear about the congregation's activities and outreach. However, during those discussions, mosque leadership informed residents that they were planning additional HVAC units positioned behind the structure just feet from the neighbors' rear fences. Mosque leadership also shared plans to use the proposed rear doors, ramps, and stairways, for food service, kitchen supplies, and funeral preparations. The neighbors shared concerns regarding noise and privacy, but the developer offered no concessions. The developer also declined to propose any modification to the non-conforming, rear facing penthouse that abuts the neighbors' property lines and has no sound mitigation. The proposed penthouse in the rear of the structure will worsen the light and air to the rear properties, and will house undampened mechanical equipment. The neighbors object to this exception to the penthouse requirement.

Signed, the immediate surrounding neighbors and homeowners adjacent to and behind the site:

Douglas Rennie	Sylvia Gilbert	Chris Agrawal	Jacob Jelks	Mariah C. Rippe
1512 3rd Street	1514 3 rd Street	1516 3 rd Street	1518 3 rd Street	1520 3 rd Street
NW	NW	NW	NW	NW