

To: District of Columbia Board of Zoning Adjustment

Subject: BZA case 20065, Dilan Properties, LLC, Special Exception: MU-4; Parking, Raze Existing, Construct new Application

To Whom It May Concern:

I live in 5C07 and am opposed to the zoning exemption requested by Dilan Investments, LLC in BZA case 20065, Special Exception: MU-4; Parking, Raze Existing, Construct new Application.

I am opposed to the Special Exception based on the size of the proposed building between two existing single-family homes, insufficient parking in the area and because the lot's lack of access to a rear ally or egress creates additional issues for a building of the proposed size.

We fully support any effort to build by right under the existing MU-4 zoning regulations. However, an exception to these rules in this location would create a multitude of issues for the neighborhood.

The proposed building is currently between two single family, detached homes. A multi-family property of that size would be out of place in that section of Rhode Island Ave. The proposed property is on a portion of Rhode Island Ave that does not have parking because it is designated as an emergency route. The surrounding streets are already overcrowded with the existing car population and are not RPP zoned. The lot's lack of access to a rear egress creates issues for trash disposal and the potential for trash collection to be in public space. Similarly, when we spoke to the developer at our ANC meeting, he did not have answers to any of the above questions. Additionally, he was uncertain about other basic aspects of the property such as whether the roof deck in the plans would be for a single unit or the entire building.

Because of these reasons we feel this BZA should not grant Dilan Investments a special exemption to omit the 2 required parking spaces.

We appreciate the important work done by this Board and we hope you take our concerns seriously and deny this application.

Submitted on 6/19/2019 by:

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