

434 Manor Pl NW  
Washington, DC 20010

September 3, 2019

Board of Zoning Adjustment  
441 4th St NW  
Suite 200/210-S  
Washington, DC 20001

Re: BZA Case #20114, 3569 Warder St. NW

To Whom it May Concern:

Please accept my comments in case #20114, **in opposition** to the application for a special exception for the proposed development at 3569 Warder St NW. I live two blocks away from the property and do not wish to see my quiet neighborhood become overcrowded by cramming five units into a lot that currently holds one single-family house. The proposed project violates both the letter and spirit of Zoning Regulations of 2016, and I urge the BZA to deny the request for a special exception.

When the Zoning Commission in the 2016 zoning code revision permitted more than two units by special exception in an RF-1 zone, surely it did not envision that a developer would try to cram five units onto a single lot of extraordinary size. Park View is a quiet residential neighborhood, and despite developers' best efforts, it still consists predominantly of single-family rowhouses. Permitting the applicant to construct five units on a lot currently containing one single-family house would be out of character with the neighborhood, would overcrowd the block, and would overload the block's infrastructure.

In particular, according to the sun study and other material filed in the application, the massive rear addition would block the light and air of the adjacent properties and would substantially visually intrude upon the character, scale and pattern along Warder Street and the alley.

On the following bases, I urge the BZA to deny the applicants' request for the special exception:

320.2

*(i) Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular: (1) The light and air available to neighboring properties shall not be unduly affected;*

The addition would substantially diminish the light and air available to the residents of the adjacent property at 3573 Warder St NW.

The addition would block the light and air from roughly the eastern half of the southern elevation of 3573 Warder St NW, which currently has an unobstructed southern exposure.

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EXHIBIT NO.28

According to the applicant's sun study included in Exhibit 10, the eastern elevation and rear porches of 3573 Warder St NW will be cast in shadow at 10am, 12pm, 2pm and 5pm at winter solstice.

The addition would also substantially diminish the light and air of the adjacent lot, at 3567 Warder St NW. The area of the lot behind the house will be blocked off by the addition

*(3) The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street or alley;*

The addition would create four mews houses sitting behind the front unit on Warder Street, each with its own entrance on a narrow walkway unlike any other property in the surrounding neighborhood. At 151' deep, the building would substantially visually intrude on the character, scale and pattern of houses seen from the alley, by extending dozens of feet beyond the rear wall of both adjacent properties.

Sincerely,

Daniel Nasaw  
434 Manor Place NW  
Washington, DC 20010