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**From:** 1512tnw@gmail.com  
**Sent:** Monday, September 30, 2019 9:08 PM  
**To:** 2B04@anc.dc.gov; 2b09@anc.dc.gov  
**Subject:** 1832 15th Street, NW -- BZA Application No. 20144

Messrs. Hanlon and Landry,

We are the property owners at 1512 T Street, NW, immediately opposite (across the alley) from the garage of the proposed construction at 1832 15th Street. We oppose the zoning variance requested for this project to exceed the maximum building/lot ratio. We do not prejudge the owners of 1832 15th Street desire for a larger home, but we do not believe that strict application of the zoning Regulations will result in "exceptional practical difficulties or exceptional and undue hardship" (see BZA Handbook). Conditions for a Special Exception have not been established.

We have no objection to the construction of a two-story garage, per se, as this construction can be accomplished within code. Upon review of the submitted plans, however, we would like to present the following concerns to the committee's attention with reference to the proposed siting of the garage. First, it is difficult for a car to negotiate turns from the narrow alley into the garage without nudging our fence along the alley, or entering our parking space. Second, placing garbage cans in the alley blocks the right of way (we can see, but the owners of 1832 cannot because the existing garage blocks their line of sight), how their garbage and recycling bins and overflow often disrupts passage through the alley). These issues could be ameliorated by moving the garage somewhat back away from the property line sufficient to comply with regulations for the placement of garbage cans on one's own property (also affording a more feasible turn into the garage.) The owners of 1832 15th Street also cannot see how the city's garbage trucks and other large construction and utility vehicles negotiate the alley -- they might wish to consider our suggestion to adjust the location of the new garage when they demolish and rebuild, as it is in their interest to avoid future collision damage.

A second design consideration is the proposed placement of a row of large windows on the exterior of the garage's second floor. This would provide a view directly into our rear windows and backyard, sacrificing a degree of our privacy. Windows in the alley are also a magnet for burglary. As above, we can see, while the owners of 1832 15th Street cannot, that crime risks exist in the alley that may not be apparent from their house. We request removal of these windows, or a design that does not afford a view into our home and backyard across a narrow alley. For the committee's consideration, we make this request not only for the current project, but in anticipation of additional construction of two-level garages on adjacent properties that may follow.

Finally, we would oppose construction of the two-story garage if it were intended to be rented out as a separate unit. For this reason, we would seek assurance that the garage will be constructed as shown in current plans, with access to the alley only via a garage door for vehicles.

Thank you for your consideration.

Michael Kaplan and Maria Uehara  
1512 T Street, NW