
1832 15th Street development

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Dupont East Civic Action Association

November 26, 2019

To ANC 2B,
ANC Zoning Preservation and Development Committee
Re: 1832 15th Street development

On November 18 at a public membership meeting duly noticed and with a quorum, DECAA approved a resolution to challenge a proposed development at 1832 15th St NW. Although DECAA invited the applicant at 1832 15th St. to the public meeting to present and explain the proposed development, the applicant did not attend our meeting and DECAA's resolution passed without opposition. Some members of DECAA visited the site to see firsthand how the development would affect the neighbors and the alley.

We understand that this project is on the agenda of the ANC Zoning Preservation and Development Committee on December 4, and on the ANC agenda the following week on December 10, ahead of the Zoning Board hearing on January 15.

We join both abutting neighbors at 1830 and [1834 15th Street NW](#) who oppose the planned addition as it will drastically change the character, historic nature and low-scale footprint of our beautiful and unique neighborhood. We understand the applicants for the development have not reached out to neighboring properties to find some compromise, contrary to ANC the guidance. The success of community depends on the willingness to cooperate with neighbors. We understand that 16 letters of opposition to the development have been received from neighbors.

In this case, the development will occupy more than 70% of the property, include a rear deck, and a 4.3 ft. deck on the second story, plus a two-story garage. The addition will bump-out the back of 1832 approximately 13.25 ft and will be approximately 24 ft high - a solid wall facing both adjoining neighbors' properties.

Such an addition will block the sunlight, and air flow to the two adjoining neighbors' homes, in addition to negatively affecting their privacy. I understand this cannot be built as a "matter of right" and is in clear violation to the intentions of the RF-2 Dupont Circle zoning regulations."

We urge ANC 2B and its Zoning Preservation and Development Committee pass a resolution to challenge the development.

Nick DelleDonne
Dupont East Civic Action association
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 **DECAA ltr to ANC2B challenging 1832 development.docx**
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