

08/04/2020

Dear Board of Zoning Adjustment Members,

Following my testimony at the last hearing on July 15, 2020 concerning case 20256 at 3905 Kansas Ave NW, I've attempted several times to contact my ANC 4C06 commissioner, but have not received a response. I am writing today in order to reiterate my opposition to the project's request for special exception of the RF-1 zoning in order to provide for three apartment units and to do so without any off-street parking (either on site or at separately procured site). The project site is an already constrained site with access only from the street side of the property (no alley access) and the proposed apartment building use with units ranging from 1,675 GSF to 3,350 SF, with a total of 11 bedrooms far exceeds the typical size of entire single family row homes in the neighborhood. This combined with the request to provide no on-site parking with limited assistance to encourage car-free occupants will further reduce the already limited parking capacity on the block.

In regards to the BZA's request for revised drawings and elevations that accurately reflect the proposed, and in review of the revised architectural drawings issued by the applicant and their architect, I continue to find it difficult (even with working in the architecture field for nearly 20 years) to fully understand what and how the applicant will intend to build the proposed project. The drawings simply do not meet the minimum standards necessary for the public and any approval body to accurately evaluate. This includes:

- Drawings continue to misrepresent existing conditions in not providing reference to the adjacent property to the south for which it shares a property line.
- Drawings continue to reference that the existing façade will be maintained, but much will need to be demolished or reconfigured including dormers, porch floor slabs, window openings, roof lines, and architectural details of the existing structure in order to construct.
- Area tabulations on the drawings are not consistent with plans. This error would seem to allow the applicant to build more GFA than is represented in the drawings.
 - 3rd floor notes an identical area as the lower levels, but the plan indicates a setback from the face of the building.
 - No area is being indicated for access to the roof terraces.
 - Area of pervious surface seems to count the area within a window well.
- No roof slope is indicated in the drawings which will either result in a building height greater than that shown or a reduced ceiling height at the upper floor.
- No structure for the roof terrace is shown. If indicated properly, this will increase the height of the overall building and further limit potential for solar panels on the adjacent home at 3907 Kansas. Further to this issue, the height at which solar panels would need to be set to receive sufficient light to be productive at 3907 Kansas would make them highly visible from the street.
- Access to rear yard is not shown on the site plan.
- Revised drawings are not to noted scale of the drawings.

Additionally, as raised at the previous hearing, there are a number of architectural items that continue to concern me that disregard the character of the street and of the existing home.

- The shifting of windows and door openings within the façade at the 1st and 2nd floors divorces its alignment with those of the rest of the row, eliminating the continuity of the street.

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- The large addition along Kansas Ave creates an unarticulated mass on the primary street façade that is foreign to the area. This +/-15' length of flat brick façade without an opening or architectural embellishment is nearly the full width of homes on the remainder of the street (averaging between 16'-18' wide).
- The front projection of the stair hall through the third floor façade is unnecessary and should be shifted into the plan in order to respect the typical roof line of the street. Alternately, a dutch gable wall as provided at several other homes on the street would be in more keeping with the character of the street.
- Access to the roof deck is not indicated in plan or elevation and will likely exceed maximum building height if constructed.
- Ramp and screening for trash bins as promised at ANC meetings is not shown.
- Front entry stairs within the home do not seem to be configured properly to provide access to lower level storage and/or have a clearance issue at the first floor.
- A single means of egress from the units at second and third floors as well as the roof is provided.

Taking the numerous drawing inconsistencies and above architectural issues into account, I do not feel that this development as proposed is appropriate for the site and neighborhood. I request that the Board denied the application for special exception and require the applicant to provide a project under the current matter-of-right zoning regulations.

Thank you for your consideration and time.

Sincerely,

Jon Zubiller

Owner/Resident at 3918 Kansas Ave NW