



Board of Zoning Adjustment
441 4th Street, NW Suite 210S
Washington, DC 20001

May 27, 2020

Re. BZA Case No. 20290 (421 T Street, NW)

Dear Members of the Board:

The residents of LeDroit Park are committed to preserving the history and character of James McGill's plan while supporting the District's need for affordable family housing. We would like to see a historically accurate multifamily building with family-sized inclusionary zoning units at 421 T Street NW. We maintain that the applicant can do this within the prescribed limitations of the zoning code and historic preservation guidelines. The current proposal of the applicant, which requests special exceptions and variances from the zoning code, is overbuilt in both massing and height, and was developed without consultation with or input from surrounding neighbors.

Therefore, we make the following recommendations:

1. That, in recognition of the acute need for affordable family-sized rental apartments, the Board of Zoning Adjustment (BZA), the Historic Preservation Review Board (HPRB), and the Advisory Neighborhood Commission (ANC) **grant** the requested special exception to convert the existing single-family dwelling into an apartment building **on the condition that** the first inclusionary zoning unit in such building be a three-bedroom unit, and each additional inclusionary zoning unit be a two- or three-bedroom unit.
2. That, in order to keep the density and size of the project consistent with the zoning regulations and the unique and historic architectural character of LeDroit Park, the BZA, HPRB, and ANC **deny** the applicant's request to combine the record lots underlying tax lots 804, 805 and 807, **deny** the applicant's request to exceed the density limitation set forth in the zoning code, **deny** the applicant's request to exceed the height limitation set forth in the zoning code, and **deny** the applicant's request to construct a further non-historic addition on the back of the existing structure.
3. That the BZA, HPRB, and ANC **require** the applicant to meet with affected neighbors and conform the project plans to their input regarding quality of life issues, such as parking, trash removal and public safety.

Sincerely,

Francesca Blanco
President, LeDroit Park Civic Association