

Mehlert, Keara (DCOZ)

From: Reid, Robert (DCOZ)
Sent: Monday, October 19, 2020 4:00 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: FW: Time sensitive: 421 T St NW (case: 20290)
Attachments: Response Letter for 421 T Street NW - 10.pdf

From: Jason Bello <jasonrbello@gmail.com>
Sent: Monday, October 19, 2020 3:50 PM
To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Cc: Chetan Chandra <cgchandra3@gmail.com>; Reid, Robert (DCOZ) <robert.reid@dc.gov>
Subject: Re: Time sensitive: 421 T St NW (case: 20290)

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Thank you very much, Mr. LeGrant and apologies for the confusion.

Mr. Reid, attached is a letter from my neighbor Chetan Chandra who is applying for party status in this case.

The developer of 421 T St NW is looking to turn a single family home into a 27 bedroom apartment complex, although these are very unorthodox apartments (4 and 5 bedrooms each, almost no living space, including one unit that has a 7 foot wide living/dining/kitchen area).

The building has no vehicular access from the street, and is at the end of an 8-foot wide dead end alley that is currently used by disabled neighbors. If more than one car is in the alley, no others can get in or out. The developer is depending on the combination of 3 lots, including one that is historically part of the neighbor to the rear's backyard for his setbacks, parking, and lot occupancy. This lot combination has been questioned by HPRB members and has not yet been voted on. The developer proposes to store trash in the contested lot, which would have an undue negative effect on the neighbors (since it puts the trash in the middle of 3 other people's backyards, but far away from the developer's own building).

The ANC and Community Association has not yet weighed in (the proposal was released to the public an hour ago), and no neighbors have been engaged.

The developer has now asked the board to waive the 21 day notice requirement, potentially to get approval for the special exception to convert his house into a multifamily building this Wednesday. For the aforementioned reasons, I do not think he should be exempt from the scrutiny the 21 day period provides, and the opposition of the community should be recognized.

Thank you very much. Best,

Jason

On Mon, Oct 19, 2020 at 3:27 PM LeGrant, Matt (DCRA) <matthew.legrant@dc.gov> wrote:

Jason Bello,

Board of Zoning Adjustment
District of Columbia
CASE NO.20290
EXHIBIT NO.41