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December 16, 2020

Board of Zoning Adjustment
DC Office of Zoning
Department of Consumer and Regulatory Affairs
1100 4th Street, SW
Washington, DC 20001

Re: BZA #20329 – 1138 51st Street, NE – Hammett Comment - Written Response

Dear Board Members,

It was unfortunate Ms Frances Hammett, our neighbor, was not able to join us in the in the Zoom Wednesday 9th December 2020 hearing where we would have satisfied her following concerns which she believes would affect her adjoining property:

- *“There are four extremely large trees on the subject property currently, I have grave concerns that removal of these trees and the associated root system may irreparably damage my home.”*

The trees and their roots will be removed and the new homes will occupy their former locations and will not be present to affect our neighbor’s property.

- *“The propose structures will be two stories tall, while all of the existing homes on the this block are one story and this will change the aesthetics noticeably.”*

Our neighbors house is one and a half stories, with the basement about a half a story above the ground. Our neighbor on the north is a three story three story apartment building and is taller than the proposed new homes and our project will make a good transition from one and half story house to the two story to the three story apartment building which is closer to the street than the homes on 51st Street. It should also be noted the residence on the other side of our neighbor is higher, a one and a half (1½) story, (English basement) a two (2) story by code. We would submit the proposed new homes will provide a complimenting building height transition between the two existing structures and the continued use of the brick on the exterior of the new homes will also compliment the exterior brick of our neighbors.



- *“The proposed structure will be two stories tall, giving the potential occupant a direct line of sight into my property. While this may not be a valid reason to refuse the variance, I do not relish the thought of having next door neighbors who have a direct line of sight into my house.”*

The ability of a neighbor to look toward the subject residence from the proposed new home will be the same condition as the existing house on the other side, as one would find in any single family neighborhood.

Hammett also made several suggestion she feels would satisfy the following items of concern:

“If the board decides to grant a variance, I would ask this board to:”

- *“Require the builder to take all necessary measures to mitigate any potential damage to my home or property during construction.”*

The constructor will employ all required site protection and erosion controls as dictated by the District building code and protect the adjacent properties from construction activity.

- *“Require the builder to take all necessary and prudent measures with regard to drainage and runoff to mitigate any potential adverse effects to my home or property after construction.”*

The Hammett property sits higher than the proposed new homes. Run off from the propose home will naturally flow away flow away from her site. Measures will be taken to manage the runoff from the higher subject property.

- *“Consider requiring the builder to erect a privacy fence between our adjoining properties of no less than 8 feet in height, extending from the front of the proposed building, all the way to the property line adjoining the alley way at the rear of the building.”*

An eight foot high fence would require a code variance which we would not be able to justify the suggested 8 foot height for BZA approval.

We would like to thank the BZA board for allowing us the opportunity to respond to our neighbor’s concerns.

Sincerely:

MWB Architects, PC



Andrei Banks, RA, NCARB
ATB/hg