



**Government of the District of Columbia
Advisory Neighborhood Commission 7C
4651 Nannie Helen Burroughs AVE NE, Suite 2
Washington, DC 20019**

December 17, 2020
Zoning Commission for the District of Columbia
441 4th Street, Suite 210S
Washington, DC 20001

RE: BZC Case No. 20329 (Ms. Hammett's Testimony)

Dear Members of the Commission:

In response to Ms. Hammett's Testimony, Advisory Neighborhood Commission 7C ("ANC7C" or "Commission") agrees with Ms. Hammett's concerns about this proposed development of a duplex at 1138 51st ST NE and supports her position in opposition for the side yard variance. Specifically, Ms. Hammett stated the following issues about this proposed project:

1. There are four extremely large trees on the subject property currently. I have grave concern that removal of these trees and the associated root system may irreparably damage my home.





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ANC7C agrees with this assessment as shown in the pictures. In addition to the trees being large and thick in size with an accompanying root system, they reside in a downward sloping lot that could cause erosion if removed.



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2. The proposed structure will be two stories tall, while all of the existing homes on this block are one story and this will change the aesthetics noticeably.



ANC7C agrees with this assessment as shown in the pictures. In addition to the proposed project being out of character with existing one-story single-family homes, the inclusion of rear access parking in the narrow alleyway would require assistance from DDOT to ensure that all entry and exits could be conducted safely.



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3. The proposed structure will be two stories tall, giving the potential occupants 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 home.



ANC7C agrees with this assessment as shown in the pictures. The proposed duplex housing project with the requested reduced variance would create a privacy issue between itself and both the single-family home and multiunit apartment building.

As the Commission stated in our decision letter, the Deanwood Citizens Association require all applicants to work in good faith with our Community to identify project risks and in advance of construction through their CBA process. Many of the remedies that Ms. Hammett is requesting need to be codified in an enforceable document to ensure that they are completed prior to



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permission for permits are given. Specifically, Ms. Hammett stated the following remedies for this proposed project:

- Require the builder to take all necessary measures to mitigate any potential damage to my home or property during construction.
- Require the builder to take all necessary and prudent measures with regard to drainage and runoff to mitigate any potential adverse effect(s) to my home or property after construction.
- 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.

By supporting Ms. Hammett's testimony, ANC7C requests that the applicant documents the details of all remedies requested by Ms. Hammett. The Commission looks forward to working with the applicant in the future after they address these outstanding issues with Ms. Hammett and the rest of the Deanwood Community.

Thank you again for providing ANC7C an opportunity to exercise "Great Weight" on this matter.

Sincerely,

Antawan Holmes
Chairperson

