

July 26, 2021

Comments in Opposition to Proposed Renovation of 232 10th St., SE,
BZA 20467; Geoff Anderson and Harriet Tregoning

I have lived at 219 Tenth St., SE, since August of 1982 – 39 years next month. This project is a proposal for a large pop-back to an historic building on Capitol Hill. The owners, who do not live in the house, are absentee landlords.

Even though the absentee owners have reduced the size of the pop-back and eliminated the third floor pop-up from the original concept, this project, if approved, will set new negative standards for pop-backs on our street and in our neighborhood. It will forever affect the future use and enjoyment, as well as light and air, of the residents who actually live here.

The owners of the houses on either side of 232 – 230 and 243, which are rental properties, are the only properties who support this project. These owners do not live in their houses. There is wide-spread opposition to this pop-back by the residents who live on my block.

Most of us who live in this historic neighborhood care deeply about preserving the look and functionality of this block, along with preserving the look from the wide alley between 10th and 11th Streets, where neighbors congregate and children play.

As I was writing this, I received what has become a daily occurrence. A realtor/developer called to ask if I want to sell my house. There is no shortage of developers looking to buy single-family homes on my block to turn them into multi-unit rental properties.

Permitting this project to move forward will seriously harm the character of this neighborhood by permitting absentee landowners to transform single-family homes in to multi-flat units.

Other owners of houses on our block have undertaken renovations to improve the value and living space of their property, while managing to do this without needing special exceptions.

I urge you to deny this request for special exceptions.

Sincerely,

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