

Cochran, Patricia (DCOZ)

From: Jane Luxner <j.luxner@gmail.com>
Sent: Wednesday, July 3, 2024 12:37 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Kevin Alonso
Subject: Comments on DC Zoning Case 21141

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Dear DC Zoning Commission,

We are writing with concerns regarding zoning case 21141. We are the owners of 5020 Belt Rd NW directly behind the property across the alley where the 2 car garage would be built and seen in several of the submitted photos accompanying the application. When exiting our house the new garage will reduce the view open space however our biggest concern is the conversion of the unit from primary use of a small storage unit (no car) to a two car garage with drivers, we presume, going in and reversing out on a daily or weekly basis. Given the tight space adjacent to our retaining wall we suggest no special exception is granted and the full 12 feet of required distance from the center of the Alley be adhered to if the current structure is going to be expanded and used as a two car garage. We are particularly concerned about potential damage to our retaining wall .

Also the application and photos note the proposed structure will be one story, but the Statement of intended use indicates it will be a two story structure. We would like clarification that the plan is for one story.

Thank you,
Jane Luxner and Kevin Alonso