

From: James Drobnyk
637 A Street NE
Washington DC 20002
October 3, 2024

To: DC Board of Zoning Adjustment 441 4th Street, NW Suite 200/210-S Washington DC 20001

Re: Application No. 21163 of Kaely Michels-Gaultieri 627 A Street NE

I and my wife Pamela reside at 637 A Street NE, a home that we have owned and lived in for 12 years.

We strongly oppose the request for special exception(s) sought by the owners of 627 A Street, NE, which is located less than 125 feet from our property.

Our reasons:

- The height and footprint of the proposed 3-bedroom alley dwelling will dwarf flanking properties and have a detrimental effect on their light and privacy.
- The proposal to provide off-street parking in the space between the existing house and the newly proposed alley dwelling will mean: 1. there will be no possibility of having any meaningful tree canopy on the property, and no area for natural rain water absorption because virtually the entire property will be covered by hardscape; and 2. there will be more car clutter in the area, when the overall aim should be for less clutter.
- Why do the owners of 627 need an extra 3-bedroom dwelling on their property? Our understanding is that the owners of 627 also own a number of other AirBnB properties locally. Is the real reason for a new 3 bedroom unit stuffed onto the rear of 627 simply to add to their AirBnB business?

Finally, existing zoning laws are there for good reasons and serve a very useful purpose. If the variance for 627 is approved, it will set a risky precedent, making it extremely difficult for the Zoning Board to legitimately deny the same sort of variance if requested by other existing neighbors.

Please stick to the existing regulations and deny this variance.

Thank you,

James Drobnyk