

October 30, 2024

From: Mark Nevitt
Owner, 615 A Street NE, Washington, DC 20002

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

My name is Mark Nevitt, and I own the home at 615 A Street NE in the Capitol Hill neighborhood of D.C. I have owned my home for over nine years.

I am writing to **express my strong opposition to the request for special exceptions** sought by the owners of 627 A Street, NE. My home is five homes due west of this location, and I share the alley with this home. I use the alley access on a routine manner, and my home has a parking pad and entrance that abuts the alley. Here is why I oppose this application:

- Single-story garages are uniformly the pattern of the north side of the alley and all the residents benefit from the light and ventilation afforded by single story garages.
- At this time, there are *no* two-story garages on the north side of the alley that abuts 627 A Street, NE. This is a historic neighborhood within the meaning of D.C. law and federal law and the proposal is inconsistent with the historic character of the neighborhood.
- The height, mass, size, and footprint of the proposed 3-bedroom alley dwelling will have a significant detrimental effect on the light, ventilation and privacy of the adjacent properties.
- Furthermore, the proposal to provide off-street parking will eliminate the possibility of having any meaningful tree canopy on the property, exacerbating the heat island effect.
- I am well aware of the need to add more housing in Washington DC. A studio apartment above the existing garage (within the existing footprint) would add to the existing housing stock without detrimentally impacting the historic character of the neighborhood.
- Thank you for your consideration.

Sincerely,

Mark P. Nevitt

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