

FROM: Matthew Felix & Carrie Pugh
621 A Street, NE
WDC, 20002

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

October 31, 2024

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

We are longtime DC residents and homeowners in the neighborhood and last December purchased our truly forever home for our family here on this amazing block on Capitol Hill. We reside at 621 A Street, NE a home that we have owned and lived in for nearly one year.

We are writing to express our opposition to the request for special exceptions sought by the owners 2 homes apart from ours located at 627 A Street, NE. Single-story garages are uniformly the pattern of the north side of our alley and all the residents benefit from the light and ventilation afforded by these modest structures.

We have direct and community concerns pertaining to the environment, the impact on light and safety trepidations. There are no 2-story garages on the north side of the alley that serves 627 A Street, NE. The height and footprint of the proposed 3-bedroom alley dwelling will have a significant detrimental effect on the light, ventilation and privacy of the flanking properties. The proposal to provide off-street parking in the space between the existing house and the newly proposed alley dwelling will eliminate the possibility of having any meaningful tree canopy on the property. This will add to the heat island effect and aggravate stormwater runoff concerns. Already for some reason, water and debris pools outside in the alley in this home. The addition of the 3-bedroom dwelling with no net increase in parking will exacerbate the already challenging parking conditions and pose safety concerns with creating a new traffic pattern in and out of this well trafficked alley for residents, pedestrians and cyclists.

While we are aware of the need to add more housing in Washington DC, a studio apartment above the existing garage (within the existing footprint) would be a more reasonable request and would be possible within existing zoning laws, and without the need for exceptions. What has been proposed at 627 A Street, NE, is excessive and would set a terrible precedent.

Thank you for your consideration,

Carrie Pugh & Matthew Felix