

Cochran, Patricia (DCOZ)

**From:** Deirdre Jo Fricke <djfricke@gmail.com>  
**Sent:** Monday, November 18, 2024 10:05 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Re: Application No. 21163 of Kaely Michels-Gaultieri 627 A Street NE

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From:  
Deirdre Jo Fricke, Owner  
650 East Capitol St NE  
Washington, DC 20003

November 18, 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 reside at 650 E Capitol ST NE, a home that I have owned and lived in for 12 years.  
I am writing to express my opposition to the request for special exceptions sought by the  
owners of 627 A Street, NE, a home on the center north side of the alley that our streets border (600-700 A St NE and 600-700 E. Capitol St NE.)

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 these modest structures. 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. The addition of the 3-bedroom dwelling with no net increase in parking will exacerbate the already challenging parking conditions.

I am 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 is within the bounds of](#) existing zoning laws without the need for exceptions.

What has been proposed at 627 A Street, NE, is excessive and would set a terrible precedent [for our alley, and others.](#)

Thank you for your consideration,

Deirdre Jo Fricke  
202 549-2727 (new primary mobile)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21163  
EXHIBIT NO.98

