

Cochran, Patricia (DCOZ)

From: marietta davis <missmariettadavis@gmail.com>
Sent: Sunday, December 8, 2024 6:55 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Letter of Opposition to Case 21163

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Marietta Davis, Owner
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December 8, 2024

DC Board of Zoning Adjustment
441 4th Street, NW Suite 200/210-S
Washington DC 20001
bzasubmissions@dc.gov

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

I am the owner of 647 A Street N.E. I am writing to express my opposition to the request for special exception(s) sought by the owners of 627 A Street, NE. My house is within 200' of the project in question.

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. The addition of the large 3-bedroom dwelling, and a structure that could house up to 8 people, as an accessory dwelling to a principal home that already has three units in it, with no net increase in parking will exacerbate this alley's 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 reasonable request and would be possible

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District of Columbia
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EXHIBIT NO.101

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,
Marietta Davis