

Cochran, Patricia (DCOZ)

From: David MacKinnon <dam2207@aol.com>
Sent: Friday, September 13, 2024 10:15 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case # 21163, 627 A Street NE

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There appears to be no petitioner hardship to warrant "relief" from current zoning regulations. The point of zoning regulations are to regulate development and protect residents' property, light and air. It seems the benefit of this proposal is chiefly to increase the petitioner's economic return. There are already three gas meters on the main structure.

There are also serious problems with the proposed use of the space between the main structure and the enhanced garage for parking two cars. I know this yard very well as I enter it bi-weekly during summer to spray for mosquitos. I seriously doubt that cars would be able to navigate into this yard from the alley. Vehicular entry and exit would also pose the potential for an accident, as there is traffic in this alley as well as pedestrian use. There is not enough visibility for a car to back out and negotiate the turn into the alley. Also, how would gates or doors be able to open or close with cars parked in the yard? And, a car would block the alley while the driver was opening or closing the gates/doors.

Allowing this garage enhancement would set a precedent for larger scale development of the lots on the north side of the main alley. Over development would permanently damage the nature of the alley and increase vehicular and pedestrian traffic. It also would create the loss of green space, adding to the urban heat island effect and exacerbate rising urban temperatures.

Lastly the argument that the proposal would increase badly needed housing in the city is specious as the rent would be quite high and therefore not contribute to affordable housing, which is the real housing need in the city.

I urge the BZA to not approve this proposal.

David MacKinnon
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