

Jessica Smith
625 A St NE
Washington DC 20002
202-669-0552

September 19, 2024

Re: Opposition to Application for Special Exceptions at 627 A St NE, Case No. 21163

Dear BZA,

I have owned and lived at 625 A St NE since 2013. As the immediate neighbor of 627 A St NE, I strongly oppose the application in Case No. 21163 for four special exceptions to construct a multi-story, 3-bedroom house in the back of the lot.

Impact on light, air, and privacy: The proposal calls for a structure that would extend 13' from the back wall of the existing garage, and rise 21'. This wall would *substantially* diminish the light into my backyard and kitchen and partially enclose my backyard, which already has limited light and air flow. I will lose privacy as the new structure has windows looking directly into my patio, and there would also be sightlines from those windows into my kitchen and upstairs bedroom. The new structure would also create loss of privacy for neighbors living at 629 A ST NE.

Petitioner's request to build on nearly 70% of the lot would also result in the loss of vital green space in an already dense urban environment, where greenspace is needed for stormwater runoff and to mitigate air pollution, rising temperatures, and the urban heat island effect.

Safety: The proposed two-car parking between the proposed structure would have cars parked perpendicular to my patio - inches from my patio – creating safety concerns as cars drive in and out of the lot from the narrow, 15' alley.

Congestion: The lot currently has a 5-room house and a basement rental. The addition of a 3BR house would add to congestion in the already dense alley/neighborhood, creating more garbage and more traffic in an alley with dozens of young children who use the alley as a backyard.

Finally, building a second-story structure would have a dramatic and negative impact on the historical character of the alley. There are no structures above the garages on the north side of the alley, the side 627 is located. Approving the special exception, and

this 2-story structure, would set a precedent for overdevelopment which, long term, will exacerbate all the concerns outlined above.

Zoning laws aim to promote the health, safety, convenience, and general welfare of this community and neighborhood, and to create conditions favorable to transportation, protection of property, civic activity, and recreational, educational. This city is also striving to mitigate rising temperatures caused by climate change. I respectfully request that you take all this into account and deny this application.

Sincerely yours,

Jessica Smith
625 A St NE
202-669-0552