

*David E. Neumann, FAIA
646 E. Capitol Street, NE
Washington, DC 20003*

27 September 2024

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 646 East Capitol Street, NE, a home that I have owned and lived in for the past 31 years. 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 shares the alley with the property 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. 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 and not unsympathetic to the goals of adding housing availability in Washington DC and the region. A studio apartment above the existing garage (within the existing footprint) would have been a far more reasonable request. What has been proposed at 627 A Street, NE, is excessive and would set a terrible precedent.

Very Truly Yours,

David E. Neumann, FAIA

