

Applications 21348 & 21347

From LK Rubin <lkrubin@yahoo.com>

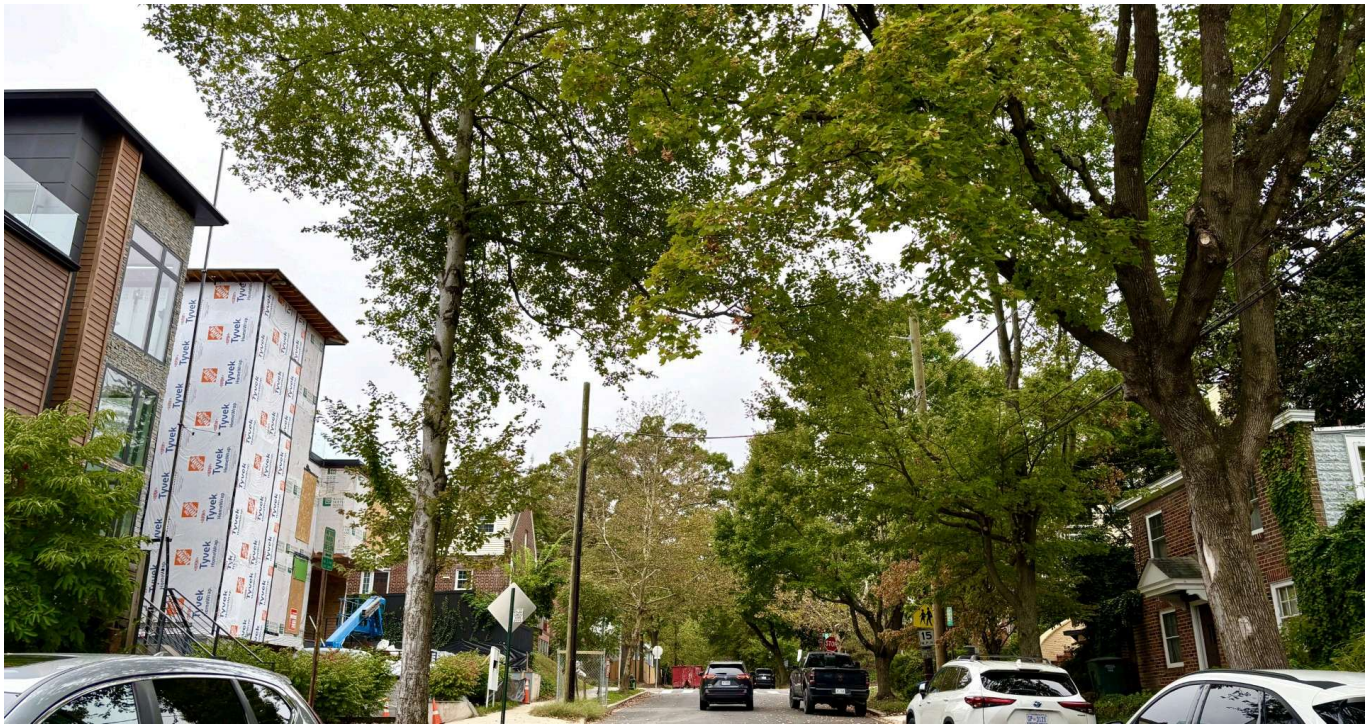
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To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

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Written statement for neighbor testifying:





3566 Alton Pl and 3564 Alton Pl

Are both for very tall stories high. Touring over all the other houses on Alton place and on Yuma Street these houses measure higher than the maximum height allowed by the neighborhood's residential zoning laws.

In fact, zoning laws allow no houses to be built higher than three stories. These structures literally overshadow all houses on that block of Alton place as well as the houses that are behind those properties on Yuma Street.

My property is located behind these two huge building. My house is one story, as is my neighbors' house. 3566 and 3564 create a monstrously wide and high wall that blocks view, sun, sky and breeze.

These houses were built with only a driveway's width between them. The two 4story tall and large footprint houses were built on land that formally housed only one house.

3566 and 3564 loom as monstrosities both in size and in style. They abrasively contrast the aesthetics, style and feel of the neighborhood.

I also question that each house's lots occupancy is less than 60%

In fact, 3566 Alton Pl. is in process of building out their house on the west side as well as reconstructing/ building out two balconies and a patio.

Constant renovations on 3566, since purchase, have and continue to create both an eyesore and noise pollution for neighbors. The cranes, bulldozer, etc., block even more view and light for my property.

I find it of note that with the intensive and extensive remodeling and construction, to both interior and exterior of 3566 the owners have no plans to bring their house to legal code on height.

My photographs show how significantly these buildings over Shadow houses on the block. I've included a photograph of the two houses directly across the street from 30 566 and 30 564 as well as a photograph showing how both houses create a huge wall that literally overshadows my property.

Both I and my visitors, including a real estate attorney were very aware of the the height of these two houses were well above and towered over all other buildings on that part of Alton Plce and Yuma St. 3566 and 3564 Alton are obviously out of the aesthetic character of the neighborhood and in fact, harm the aesthetics and harmony of the community.

I respectfully request that the properties of 3566 and 3564 Alton Pl. be required to reduce their 4 story height as well as, if relevant , lot occupancy in order to ensure the consistency and harmony of houses in our community.

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