

TO: DC Board of Zoning Adjustment; Advisory Neighborhood Commission 6A

RE: BZA Case No. 21386; 1332 Corbin Place NE (AMW Associates, LLC)  
Letter of Opposition

To Members of the BZA and ANC 6A:

My name is Robert Murdoch, and my wife and I reside at 1323 Corbin Place NE. I am submitting this letter in opposition to the special exception sought in BZA Case No. 21386. Based on a review of the applicant's submissions, the request seeks special exception approval to add a third-floor addition (commonly referred to as a "pop-up") along with a three-story rear addition, with associated relief requested for rear yard setback and lot occupancy requirements.

**1. The Proposed Construction Would Significantly Alter the Established Character and of the Block.**

I am concerned about the third-floor pop-up, its visual impact as seen from the street and the impact it will have with respect to blocking light. Even if the uppermost level is set back from the facade, the elevations submitted by the applicant clearly depict a new third story that would fundamentally disrupt the roofline and overall composition of the building. Corbin Place NE has a high degree of visual uniformity, and alterations to rooflines and facade proportions are readily apparent from the public right-of-way. An addition that reads as a distinct new story — particularly one that employs materials or detailing inconsistent with the surrounding homes — would harm the streetscape and create a damaging precedent for future out-of-scale development on this block. It can also block skylights and sightlines for others on the street.

**2. The Rear Addition Raises Serious Concerns Regarding Openness, Light, and Scale.**

The proposed rear addition appears to extend substantially beyond the rear building lines of adjacent properties. Even on blocks where some rear additions already exist, pushing the rear wall line further back than what is established can materially affect the shared sense of openness between properties, as well as the access to natural light and air that neighboring homes and yards currently enjoy. Allowing this sizable addition to be developed would again set a damaging precedent for the block.

**3. There should be assurances that this project will not be turned into a condominium or a multi-unit rental property.**

Due to the scale of this pop-up and pop-back, we are concerned that it could at some point during the project be converted to a condominium or multi-unit property. We would like it to be stipulated that this cannot occur.

**4. There should be assurances that the current plans will not change mid-project to allow further extensions beyond building lines.**

Developers have the ability to willfully exceed the scope of a project and then merely pay a fine for their transgression. This is unfair to the current residents on the block and we would

like it stipulated that if the project goes forward, no changes that further extend the building lines can occur.

In closing, while I typically support by right property additions, I feel that this one exceeds the scope of reasonableness and will harm the block if it is allowed to proceed. It should not be permitted to go forward and should not be allowed to set a precedent for other like additions.

Thank you for your time and consideration.

Sincerely,

*robert murdoch*

Robert Murdoch  
607-592-3476  
robert.c.murdoch@gmail.com