
Comments on Case 21405

From vleeman <vleeman@protonmail.com>

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

Cc Brittany Leeman <brittany.leeman@gmail.com>

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Hello,

I tried to submit these comments on IZIS but kept getting an error code when I hit "submit".

Thank you and best regards,

Lloyd Leeman
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I would like to express my concerns with this zoning change for reasons of safety, neighborhood character, and inadequate design information. I believe this is too much building for the size of the lot.

Safety:

- On the west side of the property I am concerned about the main entrances opening directly onto a narrow alley
 - While this alley is nominally 10' wide, the DC Property Viewer indicates that the property on the other side of the alley, 3042-0054, may intrude as much as 3 feet into the alley, making it functionally 7' wide
 - DC DPW trash trucks already have difficulty accessing this alley system, the turn into the alley behind Kenyon will become even more difficult, especially with the existing utility pole behind 3046-0029
 - The design shows very little internal storage area, increasing the likelihood that personal property will be stored outside.
 - Abandoned scooters and e-bikes already frequently block this alley.
- On the north side of the property I am concerned with blocked exits. The light wells to both the east and west of the cellar exit reach to the property line and effectively make the exit unusable

Neighborhood character:

- Most of the row houses in this neighborhood have built structures on about half the property and open yards/parking on the other half. Some newer developments make more use of lot capacity, but each one of these that is approved incrementally erodes the character of the neighborhood.

Inadequate/conflicting design information:

- The application form shows one treatment for the east side of the building while the architectural plans show something different.
- There is a bump out on the east side with no apparent purpose
- Given the subsurface entrances and the ground level entrances, it appears that this is actually designed to be four units, not two.
- Two total parking spaces for two three floor units seems unrealistic.
- Lack of yard and minimal interior storage create concerns for problematic overflow into both the 10' and the 15' alley
- Building exterior surface appears to be brick, but it is not specified, leaving wide latitude for quality and visual effect.

In summary, I believe this to be too much building for the lot size and neighborhood character.

Thank you.