

To: Jay Falk, ANC 1D01 Commissioner
IZIS at <https://app.dcoz.dc.gov/Login.aspx>
Board of Zoning Adjustment bzasubmissions@dc.gov

Subject: Case Number 21445 re 1729 Lamont Street NW rear addition and garage

Date: TBD

Dear Board of Zoning Adjustment and Commissioner Falk:

I am writing in support of the application for a remodeled rear addition and garage at 1729 Lamont Street NW. The property owners, Messrs. Ozlu and Bordes, have shared the architectural drawings and outlined the reason why a Special Exception is needed. I support granting that exception.

I have lived across the street from 1729 Lamont for nearly forty-nine years, and was good friends with the previous owners. I am therefore very familiar with the existing layout, and the barely functional and perhaps even dangerous structure that abuts the alley behind the house. It clearly needs to be replaced in any event.

The drawings show a structure very much of a piece with the neighboring properties, and indeed with most of that side of the alley. I understand the total lot occupancy would slightly exceed the zoning standard, but a: I would be surprised if the existing (and presumably grandfathered) layout did not also exceed 60%; and b: based on knowing how that space feels right now, I think the proposed remodeling will actually make it feel substantially less crowded and overgrown.

As a former president of Historic Mount Pleasant, I recall that when the Historic District was proposed a key guideline said that alterations not visible from the street (and this surely covers 1729 rear) were more or less exempt, and I am quite certain that were you to examine the whole neighborhood you would find many more egregious exceptions. Frankly, unless the immediate neighbors on either side have an issue with this remodel, I don't think it's anybody else's business.

I hope you will agree with me that this exception is not egregious and should be granted.

Sincerely,

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