

1233 Maryland Ave NE 20002

Dear Members of the Board of Zoning Adjustment:

I am writing to express my strong opposition to the proposed third-story addition at 1226 F Street NE, BZA Case 21475. The proposed increase in height and bulk is fundamentally out of scale with the surrounding RF-1 neighborhood and would substantially alter the established character of this block. The existing building is already a significant structure on its lot, and adding another story would further increase its mass while reducing the open, low-profile character that defines the surrounding residential community.

More importantly, the application has not adequately demonstrated that this project will avoid undue adverse impacts on neighboring properties. The proposed height, bulk, proximity, and reduced setbacks raise serious concerns about the loss of light and air, as well as increased impacts on privacy. The materials submitted do not appear to provide sufficient shadow studies comparing existing conditions with the proposed development, nor do they adequately demonstrate the effects on neighboring properties. The proposed elevated windows and living spaces also create the potential for direct sightlines into neighboring yards and homes, particularly invading the privacy of our two young boys who enjoy playing out in the back patio.

There are also important unanswered questions regarding the project's mechanical equipment, trash storage, and other building services. At the June 17 ANC 6A meeting, the applicant indicated that a narrow concrete pad along the side of the building could be used for this equipment. Placing substantial A/C equipment and waste receptacles in this location could significantly diminish the privacy, enjoyment, and livability of adjacent properties. These details should be fully resolved before the BZA considers granting any zoning relief. Furthermore, the surrounding neighbors have consistently had issues with 1226 F St NE's poor waste management that has led to an unending cycle of rodents that continues to impact the health and safety of our families. The additional units will only exacerbate a persistent issue.

I therefore urge the Board to deny the requested zoning relief. The applicant has the burden of demonstrating that the project is in harmony with the intent of the zoning regulations and will not adversely affect neighboring properties, and the current application does not adequately meet that burden. This proposal would compromise the neighborhood's light, air, privacy, open character, and visual continuity for the benefit of adding additional building bulk. Please reject this project and protect the character and quality of the surrounding community.

Sincerely,

Signed by:

Calvin Fellows

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Calvin & Courtney Fellows

Signed by:

Courtney Fellows

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21475
EXHIBIT NO. 48