
BZA Application No. 21524, 1020 C Street NE (Square 963, Lot 29)

From Dominique Vincent Vobis <dominiquevobis@gmail.com>

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

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Dear Ms. Loper and Mr. Cushman:

We understand that the Economic Development and Zoning Committee will be considering Application No. 21524 filed by Stephen Ander concerning 1020 C Street NE.

We are the owners and occupants of the property immediately adjacent to 1020 C Street NE and write to express our concerns regarding the application and our opposition to the requested special exception from the rear-yard requirements of Subtitle E § 207.1.

Mr. Ander shared architectural plans with us for the proposed rear addition and associated zoning relief. Based on our review of those plans, we understand that the proposal would enclose the existing second-floor rear porch to create additional interior living space.

We are concerned that the proposed addition is not compatible with the character of the surrounding block. In our view, the size, materials, and appearance of the addition do not harmonize with the historic Victorian rowhouses that define this portion of Capitol Hill. To our knowledge, there are no similar rear additions visible on this block, and the proposed structure would represent a significant departure from the existing development pattern.

We are particularly concerned that the application does not adequately address the impact that the increased building mass and reduced rear-yard open space may have on neighboring properties. The rear yards in this row of homes provide important light, air, openness, and visual relief. The requested encroachment into the required rear yard would diminish those qualities and alter the character of the interior of the block. The balcony allows light to filter through to the back patio. This enclosure would block out the light in the narrow alley.

In addition, when we raised concerns regarding the proposed bright white siding and suggested materials that would better complement the historic brick façades on the block, we were offered only alternative cold white siding options. This type of siding would glare into our yard and clash with

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the historic brick. We remain concerned that the proposed design fails to respect the architectural character of the surrounding neighborhood.

Finally, many neighbors have expressed concerns regarding the practical impacts of construction. The rear alley is exceptionally narrow and already serves as a critical means of access for adjacent property owners. Construction activities, deliveries, equipment, and staging could substantially interfere with alley access and neighboring properties. We do not consent to the use of our property for construction access, staging, storage, or any other purpose associated with this project.

For these reasons, we respectfully request that the Committee and the Board carefully evaluate whether the proposed addition satisfies the requirements for special exception relief under Subtitle E § 207.1 and adequately protects neighboring properties and the character of the surrounding historic residential neighborhood.

Thank you for your consideration.

Sincerely,

Dominique and Kay Vobis

300 11th St NE