

Cochran, Patricia (DCOZ)

From: acarper2012@gmail.com
Sent: Tuesday, July 24, 2018 11:26 PM
To: DCOZ - BZA Submissions (DCOZ)
Cc: dctuxedo@aol.com; Wilcox, Jim (SMD 2E06); ANC 2E Office (ANC 2E)
Subject: Opposition to 19521A (garage/apt ADU) at 3520 S Street

Dear BZA Commissioners:

I encourage you to oppose the modification of significance request submitted by property owner David Hunter Smith for his proposed garage/apartment at 3520 S Street.

I second all of the technical, regulatory, aesthetic, and quality of life reasons that some of my neighbors have submitted to the BZA in opposition to the applicant's request. If approved, this project will set a precedent for the proliferation of other free-standing ADUs throughout Burleith, even in parts of the neighborhood, like my own street, that currently have no garages to be converted. I was told by a zoning technician that a brand new alley dwelling could be approved via the special exception process.

With housing prices per square foot increasing almost 20 percent in Burleith last year (per a recent UrbanTurf post), I foresee an increasing number of ADUs being constructed to help defray mortgage costs. This increase in density, with the accompanying loss of open space and privacy and increase in traffic and parking congestion, will negatively and permanently change the character of our verdant neighborhood. I urge you to do all you can to keep this from happening.

Thank you.

Ann Carper

1935 39th Street NW