

Dear Board of Zoning Adjustment:

I write to oppose the project slated for the property at 428 Randolph St, NW, which sits within 200 feet of my property.

My reasons for objecting are as follows:

1. The new rear addition goes well beyond the 10' extension that BZA permits. It will block sunlight coming from the east and the west from the properties located next door on either side of the subject property.
2. In light of the flooding problems we have seen in this city, in Houston with Hurricane Harvey, and Florida with Hurricane Irma, we must develop this city in a way that is sustainable and smart. This new project, which would substantially enlarge the impervious footprint of the property, will only exacerbate storm water runoff. Leaving the footprint as it is (in other words, not expanding the house to include the 30' rear addition) will leave at least some green space to absorb water from heavy or prolonged rain.
3. I am also concerned that if the BZA approves this project, it will be another step away from family housing in this immediate area. One of the central reasons why we purchased our property is that it sits in what is still a family-dominant neighborhood. I would not oppose the project if it were a two-unit flat with a family living in one unit and a tenant(s) in the other. These units, however, will be small and will be aimed at one or two inhabitants.

Thank you for reading my message and considering it seriously.

Yours truly,

Mehl A. Penrose

Homeowner, 403 Rock Creek Church Rd, NW

Submitted on 9/12/2017 by:

Mehl A. Penrose