

To: DC Board of Zoning Appeals

Subject: Case 19608 Comments

Date: October 31, 2017

From: 1332 Vermont Avenue Partnership, Bernie Robinson, Managing Partner

In our opinion (owners/residents on this block since 1978), the request for zoning relief for 1310 Vermont Avenue in Case 19608 should be denied: a major historic residential street is unfavorably altered; the density of population in this area is adversely altered; and the development team's presentation materials to the Board of Zoning Appeals and to neighborhood organizations is incomplete and inaccurate.

Historic Preservation:

- 1. Character.** The original single family mansions on the 1300 block of Vermont Avenue are a prime example of late 1880's Victorian architecture even featured in movies. Although some of the original structures have been converted to multi-family and some lots in-filled with new construction, this block maintains the original Victorian character. Creating a nine-unit condominium from single family dwelling and in-filling an open courtyard will substantially degrade the character of an entry point into the grand avenue.
- 2. Vistas.** This block is trapezoidal in shape. As a consequence, a grand rear "country space" has been created by ever-deepening rear courtyards going north from 1330 Vermont to the middle of the block. Although two-story carriage houses line a portion of the residential side of the alley, a broad vista of open courtyards and stately trees provides a "country" vista for residences with windows on the alley side of the block all the way to the Logan Circle end of the alley. The proposed zoning waiver for courtyard will enable development to block the vista of the southern end of the block presently ending at the very distinctive architecture of the church at 1300 Vermont Avenue.

Population Density:

- 1. Resident and Guest Traffic.** With, at the very minimum, nine times the number of households occupying this lot, the vehicle, bicycle, and pedestrian traffic from residents and guests on this historic avenue will increase significantly.
- 2. Service Traffic.** Especially, with nine relatively small, contemporary "millennial culture" dwellings on this lot, on-line package deliveries, taxis and Uber-type vehicles, fast food and grocery deliveries, trash removal, etc. will increase significantly just as has already happened to a limited extent on this avenue. (DDOT may need to adjust its traffic analysis methodology to account for millennials in gentrified sections of the city.)

Presentation Materials:

At two meetings of the Community Development Committee, observers noted that the renderings for the project did not reflect the actual architecture and actual photographs of the avenue. The renderings, among other misrepresentations, did not show correct elevations from the street, the architectural details of neighboring buildings, architectural features such as roof lines and chimneys (which may be blocked by 1310 development), and many other misrepresentations. Exhibit #5 to the BZA has no elevations shown.