

1650 Hobart Street, NW
Washington DC
October 15, 2017

Frederick L. Hill, Chairman
Board of Zoning Adjustment
441 4th St, NW
Suite 200S
Washington, DC 20001

**Re: BZA Case 19629/Request for Zoning Relief for Carriage House at 1665 Harvard St
NW Request for delayed BZA hearing and Party Status**

Dear Sir,

We are owners of and resident at 1650 Hobart St NW, Washington DC, less than 200 feet from 1665 Harvard St. We are writing in opposition to the applicant's plans in Case 19629 and to request a delay in the proposed November 8th hearing and to formally request Party Status in relation to this matter. Currently the BZA hearing is scheduled for November 8, 2017. We request that the hearing be delayed for the following reasons:

- (i) Under Rule 402.1(d), BZA must notify owners of affected properties within 200ft of the relevant property within 40 days of scheduled date. We -- and other Mt. Pleasant residents we have spoken to -- have not received formal notification about this case as of October 14th, 2017. If the proposed date is maintained, there will not be time to sufficiently prepare testimony for a case which will have significant impact on residents.
- (ii) There has not yet been discussion of this matter at the ANCD1.
- (iii) To the best of our knowledge the HPRB has not reviewed this case, and that institution's perspective on the proposed construction is not currently known.

We request Party Status in relation to this matter on behalf of Concerned Residents of Harvard and Hobart Streets NW, on the following grounds:

- (i) Residents of Hobart and Harvard Streets routinely utilize the public alley between 1665 and 1701 Harvard St as a short cut between Mount Pleasant and Adams Morgan. The applicants have requested zoning relief in terms of a waiver of the usual setback from the property line. If this relief is granted, it will result in construction of a two-story high wall along the boundary of this public through-fare where there is currently no wall. This will permanently block visibility to the entrance of this public through-fare and negatively affect security and safety. Also, the applicants have not proposed in the plans how access to this public thoroughfare will be maintained during construction. Since use of this public thoroughfare by a broad cross section of Mt. Pleasant residents will be impaired if the proposed zoning relief is granted,

conferment of Party Status to the Concerned Residents of Hobart and Harvard St would be appropriate in this case.

- (ii) The applicants propose to conduct a new two-story structure that would extend to the property line on the alley side of 1665 Harvard St. The applicants have requested zoning relief in relation to mandated setbacks to put this into effect. Within the 200ft circle of affected properties, no first or second story structures extend to the alley property line at the rear of Harvard St. This means the requested zoning relief in relation to setbacks would set a precedent, and would in principle allow other property owners to seek similar relief. This could permanently change the nature of the neighborhood in this tight knit historic district. In preliminary discussions with 20 neighbors, we have learnt that in no case is this precedent-setting change supported. Since this proposed construction has the potential to impair the public interest, it would be appropriate to grant Party Status to the Concerned Residents of Harvard and Hobart Streets in this case.

Very respectfully,


Brian Maney


Barbara Stauffer