

Frederick L Hill, Chairman  
Board of Zoning Adjustment  
441 4<sup>th</sup> St NW, Ste 200S  
Washington DC, 20001

February 19, 2018

RE: BZA Case 19629/Request for Zoning Relief for building at 1665 Harvard St NW  
*Opposition Letter*

Dear Sir,

We are the owners of and residents at 1709 Harvard 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.

We object to the proposed plans on the following grounds:

- (i) The applicants propose to conduct a new 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. We object to the proposed construction as it has the potential to impair the public interest.
- (ii) 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 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 maintained during construction. We object on the grounds that the use of this public thoroughfare by a broad cross section of Mt Pleasant residents will be impaired if the proposed zoning relief is granted.
- (iii) The requested zoning relief in relation to setbacks from the property line would create a tighter passage in the alley, which is often dangerous for pedestrians navigating cars and any larger vehicles making their way through the alley. Trash will become even more of an issue if there are no places within the property to set out cans for pick-up, and instead pushing them into the alley itself, creating more hazards for pedestrians and drivers, and blocking the access to the alley.

Very respectfully,



Stephane & Wendy Muszynski  
1709 Harvard Street NW  
Washington DC 20009



Board of Zoning Adjustment  
District of Columbia  
CASE NO.19629  
EXHIBIT NO.68