

Board of Zoning Adjustment

441 4th St NW, Ste 200S

Washington DC, 20001

March 19th, 2018

RE:

BZA Case 19629/Request for Zoning Relief at 1665 Harvard St NW

Letter in Opposition to Granting of Zoning Relief (latest plan filed on March 14—Exhibit 77)

Honorable Chairman and Board Members,

As indicated previously, I remain fully opposed to the latest plans filed by the Applicants.

The Applicants in this case previously proposed a two-story residence and garage. They then retreated from a proposed two-story dwelling to a one-story garage against. At the BZA hearing they surprised and wasted the time of the BZA and parties in opposition by revealing a one car garage proposal at the end of the hearing in order to force a continuance in the case. I am again writing in opposition because the newest proposal does not eliminate (i) the requirement for a variance with respect to the alley center setback requirement and (ii) the requirement for variances in relation to conversion of the lot to a record lot. Granting of either of these variances is not in the public interest. As for me specifically, with my house being located next to the proposed car garage, the structure would reduce my privacy, light of my dwelling, and also create security concerns for me and other neighbors who use the easement staircase to access our parking spaces. I therefore consider that granting a zoning relief would be a mistake and would only represent a bad precedent for the future.

The structures that the Applicants propose to build on the lot require a special exception (rear yard setback) and a variance (alley center-line setback). This relief is not required for the Applicants to continue to enjoy their “by right” use of the property (i.e. as a two-car parking pad). Furthermore, it will have the unintended effect of allowing the construction of a more significant structure in the future without further zoning relief, thereby setting a precedent for the construction of additional structures on other properties in a part of Mount Pleasant that is already densely populated but has no such structures.

I, and all of the neighbors on Hobart and Harvard streets do not believe this is in our interest. The Applicants have the luxury of not living in the neighborhood and dealing with the future consequences of their continuing efforts to avoid following the rules.

Thank you for considering these issues in your deliberations.

Very respectfully,



Silvia Zucchini

1703 Harvard Street NW