Wednesday, September 5, 2018

Government of the District of Columbia
Chairman and/or Secretary of the Board of Zoning Adjustment
441-4th Street, N.W
Washington, D.C20001

Re: BZA Application No. 19787 – Application of 2604 29th Street LLC/2604 29th Street, S.E.

Dear Chairman and/or Secretary of the Board of Zoning Adjustment,

As property owner residing at 2912 Denver Street, S.E. , I strongly oppose BZA Application No. 19787. I am appealing to the BZA to **'deny'** the above reference BZA application and '**maintain** the existing 4-story apartment located at 2604 29th Street, S.E. to sustain the current scale, density, layout and character of our community, (lower) density of development and not deviate from the current well-thought-out zoning designation.

I am opposing Application 19787 not only for reasons listed above but for the following reasons:

O The proposed three (3) story with basement/cellar addition to rear of the apartment building coupled with a 'proposed' third floor addition (air property) to the existing low-density flat/apartment building '**should not**' be an acceptable size to be approved by the BZA particularly since properties of large sizes/scales such as the one proposed are typically or normally found in high density areas.

O The proposed large-scale building **'will'** significantly alter and **'will not'** be a good design or size to complement the current appearance and character of the Hillcrest Community, as well as the adjacent/surrounding properties. These properties complement each other and tend to be characterized by smaller lots with allowable spacing between apartment buildings and private homeowner properties.

O An increase of 12 additional units and households will overwhelmingly impact and cause a hardship on the area's water supply and drainage usage. Thus, impacting an already heavily burden water and sewer system within our immediate community.

O The demolition, construction, digging of large circumference trees/roots and use of heavy duty equipment on and around the site to complete the proposed plan(s) will likely cause and/or impact the surrounding ground(s), as well as affect **our** property's foundation and structure, not to mention properties within 200 feet of the proposed dwelling.

O The proposed plan 'does not' specifically show how residents of a 12-unit apartment complex will safely access/exit the proposed property and continuously provide adequate safety and security measures in place for them without adversely affecting or imposing on adjacent homeowners and their property.

O Access to the alley for the residents of Denver Street, 29th Street, and 30th Street, S.E. will become tremendously challenging due to **increased**: foot/vehicle usage; utilization of rear parking and traffic;

environmental/trash issues; delivery services; and other amenities often associated with larger buildings and its residents.

O The City's two (2) parking space requirement coupled with possible expansion of resident/visitor parking will inevitable create a high level adversity and congestion involving additional/continuous flow of traffic in/out of the 'alley, roadways and main roads' which is regularly shared by other residents and travelers within the 200-feet of the proposed building.

O The impact derived from the BZA approving a large complex with a 12 units along with its residents and their visitors will ultimately affect the likelihood of sustaining a healthy and safe neighborhood. Based on the local statistics for this area and the Hillcrest community, approving BZA Application 19787 as presented to the BZA will: impact our City/property taxes; create an environment that will not only cause additional hazardous/unhealthy conditions to an already crammed or over-populated community but allow 'it' to be subjected to the likelihood of increased nuisance activities. Such nuisances may include: property/vehicle damages, violent/non-violent crimes, alcohol/drug activity, unbearable pollution, rodent attractions resulting from littering and proper contained trash/garbage; noise; increase/lack parking availability; inadequate on-site playing areas for children, and issues relating to increased or over enrollment at area schools.

O The Zoning application, Public Notice and proposed Systematic Engineering plans are not only deceiving but misleading in its contents. For instance, the property owner's real intent, appropriate use and specific number of units "dedicated" to middle/moderate income versus low income resident(s) are questionable. Their responses to questions applicable to this subject along with whether it is their 'intent' to utilize the building for "rental or condos" units were extremely vague, unclear or abstractly answered without a firm response.

O The discussions and plans for the existing property were questionable, i.e., descriptions for special exceptions on application and public notice lack uniformity in its content; the drawing index for "A-300 or Third Floor" sheet description was missing from the Systematic Engineering package distributed to us during a community meeting; and during a site visit, appropriate survey markers were not placed on the property so I, as homeowner could actually **"see"** their proposed plans for Application 19787.

In closing, it is my hope that the BZA strong consider this opposition along with applicable reasons to **'deny'** the above reference BZA application No. 19787 and '**maintain** the existing 4-story apartment located at 2604 29th Street, S.E. to sustain the current scale, density, layout and character of our community, (lower) density of development and not deviate from the current well-thought-out zoning designation.

Sincerely,

Print Name: William C. Potter Sign Name: