

July 22nd, 2018

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th St. NW Suite 210S
Washington, D.C. 20001

Subject: Letter in Support for BZA Case 19803, 1151 Oates Street NE

Greetings Chairperson Hill and Honorable Members of the Board,

I'm writing to express my support for BZA Case 19803, an application to convert an existing two-unit residential flat into a three-unit residential flat. Although I'm not an adjacent neighbor, my home is in the same Single Member District (SMD) 5D06 as the Applicant's property, and I've watched the Applicant present at four SMD and ANC meetings over the past few months.

The Applicant first presented development concepts at the April 19th Trinidad Joint SMD Meeting. At that time, the Applicant hadn't yet filed a BZA application because, paraphrasing her words, she wanted to be respectful and solicit feedback from the community before finalizing and submitting a design to the BZA. The Applicant listened sincerely to neighbors' concerns about potential impacts to their light, air, and privacy, and stated her intent to extend only 10-feet beyond the adjacent neighbor. At the April SMD meeting, community feedback was generally very positive.

Over the months that followed, the Applicant returned three more times to present at SMD and ANC meetings. Throughout, the Applicant appeared focused on minimizing negative impacts to the neighbors. While the addition grew five more feet, the growth seemed reasonable within the contexts of this application. One comment, which I shared at the July ANC meeting, is that the Applicant should consider high placement windows at the sides of the addition to mitigate privacy concerns for adjacent neighbors.

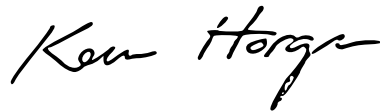
The Applicant is to be commended for helping preserve the character of the block. At the June 28th Trinidad Joint SMD meeting, community members noted that the Applicant's designs showed the removal of a rooftop cornice without mention in the Application. The intention behind our comments wasn't to demand a design change – it was mainly to help the Applicant avoid a delay due to an application error. Less than one week later, the Applicant submitted revised drawings that retain the cornice architectural element. At the July 10th ANC meeting, the Applicant explained that while she could have amended the application to include a waiver for § U 320.2(h), she decided that retaining that element would both improve the design and help preserve the character of the block.

Given my preference for family-size development, I wish the Applicant was building two three-bedroom units instead of three two-bedroom units. That said, over the past four months the Applicant **has gone above and beyond** to maintain a dialog and address neighbors' concerns.

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When neighbors expressed concerns about parking during construction, the Applicant responded by agreeing to stage dumpsters and have contractors park in the rear yard. When the ANC expressed concerns about sun-shadow studies, the Applicant responded by presenting additional views at the next ANC meeting. Throughout, the Applicant has worked to achieve community buy-in. I wish that other BZA applications in our community would follow her lead. As expected, ANC-5D voted to support this BZA Application at the July ANC meeting. For all these reasons, I recommend that the BZA approve the Applicant's case. Thank you for taking my comments into consideration.

Sincerely,

A handwritten signature in black ink that reads "Kevin Horgan". The signature is written in a cursive, slightly slanted style.

Kevin Horgan
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