

September 12, 2018

I am writing in opposition to the application of 716 Upshur LLC for a special exception under the residential conversion provisions of Subtitle U § 320.2, to construct a three-story rear addition and convert the existing principal dwelling unit to a three-unit apartment house in the RF-1 Zone at premises 716 Upshur Street N.W. (Square 3135, Lot 91).

It is my believe that the special exception should not be granted because it would violate § 320.2 (i) as it would cause significant adverse effect upon the abutting property owners by extending the existing building beyond what is currently allowable without a special exception.

In this case, I do not believe a special exception is warranted because there is not a particular circumstance for the developer. The building could be developed into multiple units without the special exception and the developer could expect to gain profit from the development without the exception.

Second, by extending the building beyond what is currently allowed by right, the abutting properties would lose much of the light and air available to their property. (320.2(i)(1)(2))

Finally, I believe the construction as proposed would have a negative impact on the character of the entire block. For over one hundred years, the 700 block of Upshur has existed as a unified look from both sides of the street and through the alley. This project, as designed would destroy that unified character and, as such, should be rejected. (320.2(i)(3))

Regards,

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