

September 12, 2018

To whom it may concern,

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 NW (Square 3135, Lot 91).

It is my belief 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))

Third, the proposed design destroys the front facade of the property, dramatically changing the character of the house and therefore the block this 100+ year old row of homes. Other developers have agreed to maintain the front facade (including mansard roof) to maintain the look and feel of this popular bedroom community.

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,

Drew Schneider

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Submitted on 9/12/2018 by:

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