

Dear Sir or Madam:

I am writing this in opposition to the application for a zoning variance for 716 Upshur St NW.

First, I believe that the applicant has been misleading with information submitted. If you look at the exhibits submitted for case 19804 you will notice that the “letters in support” are all form letters (see photo below for an example). There are **three important things to point out:**

- 1 Note the language of “zoning relief to construct an addition to a single family house”. There is **no mention of converting it to a three unit building** in 6 of the 7 letters of support. Only exhibit 33 has any mention of 3 units (this exhibit included the memo that neighbors received from the developer).
- 2 All of the letters were signed **before the updated architectural plans were recently submitted**, see Exhibit 38, updated plans on 8/29/18)
- 3 The form letter also did not include an option to object. The only choices were “I support” or “I have no objection”

We ask that you indicate your position and sign the letter below. These letters will be presented to both the ANC as well as the BZA as evidence of your position.

The owner has shared a copy of the design drawings for the project, and I support my neighbor in their effort to obtain zoning relief to construct an addition to a single-family house.

The owner has shared a copy of the design drawings for the project, and I have no objection to my neighbor in their effort to obtain zoning relief to construct an addition to a single-family house

Dwayne E. Gable      Dwayne Gable      8/4/18  
 Signature                      Printed Name                      Date

722 Upshur St. N.W 20011  
 Address

There are also issues related to the statute pertaining to converting a building to a multi-unit house, which I have listed below.

“320.2 Conversion of an existing residential building existing prior to May 12, 1958, to an apartment house shall be permitted as a special exception in an RF-1, RF-2, or RF-3 zone if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, subject to the following conditions:

(i) Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(1) The light and air available to neighboring properties shall not be unduly affected;

(2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and

(3) The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley”

As to (1) of the statute, the proposed extension will affect both light and air available to houses on the block.

With regard to (3) I have included photographs showing how the proposed change of adding a third floor will “substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley”.







As you can see from the photos, the 700 block of Upshur St NW has maintained a uniform look from both sides of the street for over 100 years. The proposed changes would “substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley”

In closing, I would like to point out that in many ways the section of Upshur Street NW around Georgia Avenue and New Hampshire Avenue is “main street” of Petworth. Example include Celebrate Petworth (which happened here this past weekend), the Petworth Jazz Project and the Petworth Farmers market which are just off of Upshur, as well the location of many restaurants & retail stores, schools & the library which make this section of Upshur Street heavily travelled upon by many in the neighborhood and also those looking to move to the neighborhood. Let us preserve the character of this section of Petworth by keeping the look of this block consistent.

Please feel free to contact us if you have questions or would like to discuss further.

Regards,

James and Carla Fletcher  
730 Upshur St NW