

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. 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"

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), 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"

There are also concerns regarding storm water runoff as the proposed addition will take away natural green space that can absorb rain fall and could possibly create flooding issues for those residents who live downhill from 716 Upshur St NW.

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. Examples 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 as 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.

Regards,

James & Carla Fletcher

730 Upshur St NW

Submitted on 9/12/2018 by:  
James and Carla Fletcher  
730 Upshur St NW