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1336 Randolph St NW
Washington, DC 20011

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To whom it may concern:

I am writing this letter in opposition to the request for zoning relief for 1332 Randolph St NW based on the proposed development plans. Below I outline two major concerns regarding the plans.

First, based on Exhibit 10, drawing 3, the third-floor addition would substantially visually intrude upon the character, scale, and pattern of houses along the Randolph St NW between 13th and 14th St. Currently there are no homes on the block where a third floor is apparent from the street. I would be much more supportive of a design that does not change the appearance of the building's façade.

My second concern relates to scale of the proposed expansion behind the property. The proposal claims to include a 10-foot extension behind the home. However, the proposal also includes additional structures beyond the 10-foot extension, including a deck and stairwell that would be three stories tall. According to exhibit 10, drawing 1, the stairwell would add an additional 13 feet beyond the proposed 10-foot expansion, for a total of 23 additional feet. While I am not an immediate neighbor, this structure has potential to obstruct the character and scale of homes on the block. Note that one of the desirable features of the lots on our block is the size of the back yards. They are large compared with homes of similar size. Indeed, this is one of the largest reasons my wife and I moved to this block. Should developers continue with this plan, and others follow this example, it will undoubtedly change the character of our yards – casting large shadows, and making neighbors who do not develop their properties at this scale feel closed in.

Finally, I would like to bring to your attention a nearby property on our block, 1352 Randolph St NW. This property was initially a single-family home of almost identical size – in terms of the home and lot – that was recently converted into condo units. It is a nice example where developers used the original footprint of the townhome, which did not change the character or scale of homes nearby. I would be much more supportive of development plans that take a similar approach.

Regards,

Kyle J. Caswell