

July 27, 2020

Board of Zoning Adjustment
441 4th St NW, Suite 200S
Washington DC, 20001

Re: Request Postponement of BZA Case 20204

Dear Board Members:

I write to request that the Board postpone case 20204 (1001 Bryant Street LLC), currently scheduled to be heard on July 29, 2020. The applicant in this case has not conducted the necessary outreach to hear and address the numerous concerns from members in our community. Before the BZA considers this case, I request that the applicant hold a series of in person meetings with the community, adhering to all appropriate public health guidelines, as was promised by the applicant at the March 4 BZA hearing.

The outreach documented in the applicant's exhibits 59B, 59C, and 59D has been insufficient to justify that the case be heard on July 29, 2020. Many members of the community were not contacted in any manner about this case being rescheduled for July 29, because of the limited methods of communications the applicant employed. Furthermore, the virtual meetings offered by the applicant are insufficient. I, and other members of our neighborhood, still have questions about the size and the orientation of the proposed building that can only be addressed by a series of in-person meetings.

I have voiced my specific concerns about the proposal to the applicant, but my concerns and questions have yet to be addressed. These concerns include:

- Certain design elements must be addressed before the BZA should consider this application. Specifically, adding five 3-bedroom, ten 2-bedroom, and one 1-bedroom units to our block in a 4-story building is a significant addition to the neighborhood over the existing 2 single family homes. The proposed building is much larger than existing structures and would be very imposing on the adjacent buildings. The buildings cited in BZA exhibit 59A are much further from the site and/or smaller than they look in the exhibit. The proposed building is a full story taller and 25% larger than the building at 1005-1007 Bryant St (the adjacent buildings). Furthermore, the exhibit makes a material omission by not including pictures of 10th street, which is a street of 2 story, single family homes that will be directly across a narrow street from the proposed building.
- Due to the orientation of the proposed building on 10th st, as opposed to Bryant st, the proposal will adversely affect neighboring properties. The northeast corner of the proposal will protrude towards the street much further than any other existing structure on Bryant St. This would not be allowed if the building restriction line was still in place on Bryant St (all other structures on Bryant St adhere to the former BRL). In addition, the southeast corner of the building will be extremely close to, and a full story taller than, the existing structure at 1005 Bryant. This southeast corner will be very imposing on the residence of 1005 and 1007 Bryant St. I wish the applicant would explore other shapes for the building that may provide a similar size building but be less imposing.

- There is not enough on site parking in the current proposal. Being on a one-way street close to a metro station, we already have a challenge finding street parking. Especially since some Bryant St residents have no other option than to street park. DDOT analysis on street vehicular parking did not consider the lack of off street parking options for other residents in the community. Specifically, there are multiple lots on Bryant St that have no access to the public alley.
- I would like to discuss the plan for staging equipment during construction and coordination with other projects in the neighborhood. When the applicant built other buildings on Bryant St, their construction vehicles took up much of the street parking and blocked the alley. The community desires a specific plan on how the developer plans to minimize the impact of construction on the neighborhood; especially given that 1001-1003 Rhode Island Ave (across the street from the proposed building) is planning to be under construction at the same time.
- We still do not know which unit is the IZ unit. Given that 2 single family homes that were reasonably affordable for middle class families before the 2016 rezoning are being torn down, BZA should consider a requirement that 2 units are IZ units. Also, BZA should ensure that the IZ unit will not be the 1-bedroom unit. The goal of higher density housing is to make homes affordable. In that spirit, I think that this is a reasonable request to keep the diversity and affordability of our family neighborhood.

Thank you for considering my request for postponement in this case.

Justin R Riordan

Resident

1007 Bryant St NE