

June 10, 2020

Frederick L. Hill, Chair
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Dear Chair Hill and Members of the Board:

I join other Concerned Neighbors. Inc. members in opposing the application of Uzoma Ogbuokin to alter the single-family home at 7521 9th Street, NW (BZA Case 20209).

Mr. Ogbuokin is asking to make dramatic changes to a home on street where roof lines and front and side yards are fairly uniform and homes are relatively modest. The fact that the house is on a corner lot makes it, it's pop-up roof and expanded size and scale, prominent from the front, side and rear of the site. (See the link below to the Google Earth photo.)

The Zoning Regulations (Section 11 5201.3(c)) state that

"The addition or accessory structure, together with the original building, 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 frontage;"

While it may be true that Mr. Ogbuokin may be able to do much of what he proposes without the Special Exception, and that he states his intention to live in the home and house his parents in a separate apartment, it is important that the Board not establish a precedent for our area.

Homes in North Takoma area are modest, but sized to accommodate families -- and they are currently among the most affordable in the area. Clearly, there is a financial incentive to enlarge them as much as possible so they can be chopped up into small apartments. It has happened throughout DC. I ask that the Board do what it can to discourage speculation and the loss of affordable, family-sized housing in our neighborhood.

The Comprehensive Plan notes that housing families is a significant problem. It states that 44 percent of DC's housing stock is studios and one bedroom apartments.

Policy H-1.3.1: Housing for Families

Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments. 505.6

For these reasons, please deny this application.

Sincerely,
(signed)

Board of Zoning Adjustment
District of Columbia
CASE NO.20209
EXHIBIT NO.46

Sara Green, former Chair, Advisory Neighborhood Commission 4B, and 43-year resident of Takoma.

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Google Map photo of 7251 9th St NW, Washington DC 20012

