



June 8, 2020

To: The Board of Zoning Adjustment (BZA)
441 4th St NW #200
Washington, DC 20001

From: Concerned Neighbors, Inc.
7405 9th St NW
Washington, DC 20012

Subj: CNI Response to BZA Hearing #20209: Request to Exempt extension of lot occupancy beyond allowable limit. (June 17, 2020 Virtual Hearing)

On behalf of the members of Concerned Neighbors, Inc. I submit the following matters of fact:

- Presently, this property is considered abandoned.
- The owner of record is Mr. French T Jackson
- The applicant, Mr. Uzoma "Uzi" Ogbuokiri, who proposes to purchase the property, has petitioned the BZA to provide a special zoning exception for the property located at 7521 9th St NW Washington, DC 20012.
- On April 27, 2020, Advisory Neighborhood Commission 4B voted to support the proposed building upgrades as part of its consent agenda and send a letter to BZA stating the commission's support.
- The proposed building upgrades include:
 - converting the cellar to a two-bedroom apartment,
 - interior upgrades to the first and second floors
 - the addition of a 3rd floor master bedroom extending the height of the property
 - the extension of the length of the property (4% over allowable lot occupancy)
- **Although there is some community opposition to the extension, there is considerable opposition to the addition of the third floor, for the following reason(s)**
 - the addition of the third floor would distort the neighborhood streetscape.
 - The third floor addition would extend the length of the property (i.e., 4% over allowable lot occupancy).

- the addition of the third floor would set a detrimental precedent, inviting speculators to do the same on other properties in the neighborhood, (i.e., build a “pop-up”), which would impose a decidedly different character for this stable community. (Properties in this area have long been advertised as possible multi-family conversions or apartments in many realtor property sales sites.)
- although the stated plan is for Mr. Ogbuokiri to move into the house with his family and parents, (who currently live across the street), there is a concern that the property, if the exemption application is approved, will become a boarding/rooming house at some future date.
- there has been no time given to the community to articulate its grievances in public, on the record. The applicant has only made a presentation to the ANC 4B in January 2020, due to the present health situation affecting the City. Subsequently, the issue was placed on the consent agenda at the April 27 ANC meeting
- there has been no accommodation for off-street parking for the property.
- The extension of the building 4% over the present lot occupancy limit would disrupt the sight-lines of the existing buildings in the block facing south.

It is for these reasons that CNI requests that the application for BZA zoning relief be denied.

Respectfully,



André R. Carley
Recording/Corresponding Secretary
Concerned Neighbors Inc.,
A North Takoma Community Association
202-582-9537 (cell)

Attachment: CNI Petition against the construction “Pop-Ups” in our neighborhood in response to the proposed re-write of the DC Comprehensive Plan; August 2019