

7619 9th Street, N.W.
Washington, D.C. 20012

June 14, 2020

D.C. Office of Zoning
Board of Zoning Adjustment
441 4th Street, N.W. – Suite 200/210S
Washington, D.C. 20001

Letter of Opposition

I am a resident and homeowner in the 7600 block of Ninth Street, N.W. and have been so for fifty seven(57) years. We chose the neighborhood because of its character, quietness, location and cleanliness. All of the houses are similarly built, brick all around with two levels; most semi-attached, allowing one to become closely acquainted with your neighbor. It's the similarity that connects and identifies the neighborhood on 9th Street, between Hemlock and Juniper Streets. Each block has characteristics similar to the homes within that section.

On 7th Street, you'll find rambler type homes. On 9th Street between Geranium and Hemlock Streets, you'll find similarly built homes on the west side while and on the east side; similarly constructed homes by the same builder. All of the homes have the same height. No one's view is obstructed by the dimensions of their neighbor. Because the houses are similarly built with comparable dimensions, neighbors are able to connect and communicate over their backyards or front yards without obstruction. Keeping the homes similarly built on the same level retains the historical structure, which has been an integral part of the neighborhood and character of the block.

I am opposed to the construction of a pop-up within this block for many reasons. Firstly, it does not conform to height and dimensions of the other homes. Secondly, should the adjacent home desire to install solar rooftop paneling, the popup structure would impact the flow of solar energy. Thirdly, it would overshadow not only the adjacent home, but look imbalanced. Fourthly, it negatively impacts the sight lines of observation looking south. Other objections center around the paucity of available parking spaces within the block. There are already four (4) apartment complexes across the street on Juniper and Eastern Avenue. Recently, the tenants have taken up considerable parking spaces on Juniper Street (where homeowners are not able to park in front or within close proximity to their residences). For safety concerns, as now there are homeless citizens and pedestrians ambulating from Georgia Avenue, who now litter, loiter and quite frankly search for opportunities to vandalize and commit theft. There has been an increase in crime within this block due to stragglers that frequent this block, searching for packages on porches, unlocked vehicles, unlocked sheds or property available for confiscation. Long time neighbors tend to look out for one another and are associated with each other. Constructing a pop-up creates an unsightly building that does not match the existing character of the residential neighborhood. There are already several popups on Georgia Avenue and as mentioned before, there are multi-level apartments already in existence within a one block area. This has increased the amount of litter, traffic and undesirables.

Board of Zoning Adjustment
District of Columbia
CASE NO.20209
EXHIBIT NO.50

The address at 7521 9th Street has remained unkempt for several years. It's an eyesore and the owner did not attempt to address the unsightliness until the neighborhood association brought these matters to the District. If the owner could not sustain the appearance of a simple two-story house, why would you allow him to expand a building, which adversely impacts the appearance of an established neighborhood? It's on a corner, which yields to more litter as well. Constructing yet another popup, in a residential neighborhood negatively impacts the aesthetics of this neighborhood. Keep popup dwellings in blocks where there is symmetry; do not invade our neighborhood with a popup. When will it stop? We do not want to be perceived as spectacles from a rooftop. What happened with the moratorium on popups? This would never be considered in Shepherd Park, so please do not allow this construction. Popups should remain within zones for commercial areas. I am vehemently opposed. The owner has not demonstrated that he will maintain the property. Please stop heisting our neighborhoods with these popups. It would not be permitted in the Mayor's neighborhood, do not allow it in this one. Lastly, constructing a pop-up will adversely impact the property values of our homes.

I can be reached at (202) 726-0866 or via email at annebarton891@gmail.com should you need to contact me. Thank you for the consideration of listening to my concerns.

Respectfully submitted,

Anne Barton