



Board of Zoning Adjustment
441 4th Street, NW Suite 210S
Washington, DC 20001

Historic Preservation Review Board
1100 4th Street, SW, Suite 650 East,
Washington, DC 20024

CC: Anita Norman, ANC 1B01
Brendan Meyer, Historic Preservation Office
Joel Lawson, Office of Planning
Matthew Jesick, Office of Planning

October 30, 2020

RE: **BZA Case No. 20290 (421 T Street NW)**

Dear members of the Historic Preservation and Zoning Adjustment Boards,

At its regularly scheduled meeting on October 27, 2020, following a presentation from the development team, the LeDroit Park Civic Association approved the following motion regarding the 421 T St NW project:

“The LeDroit Park Civic Association (LPCA) does not support the developer's request for a zoning special exception to construct the multifamily building shown in the developer's revised plans because such plans are a step in the wrong direction from the LPCA resolution of May 27, 2020. The LPCA's May resolution sought a smaller, less dense development that was mindful of the need for quality affordable housing units and took into account the community's concerns about quality-of-life issues raised by such a development. Specifically:

- A. Whereas the earlier LPCA resolution sought a smaller, less dense development, the new plans call for a development that is both larger in square footage and 70% denser (27 bedrooms, up from 16 bedrooms) than the previous plans. Instead of ameliorating the community's concerns about quality-of-life issues such as parking, trash removal, and access for emergency vehicles, the new plans, with their added density, significantly exacerbate those concerns.
- B. Whereas the developer's previous plans included quality affordable housing (IZ) units, the new plans reduce the IZ units in number of bedrooms (14% reduction), square footage (25% reduction) and quality of space (smaller rooms, smaller living spaces), even though the revised development has more usable square footage and 11 more



bedrooms than in the previous plans. In other words, the revised plans take space and quality away from IZ units and give them to market-rate units, which is contrary to the spirit of the earlier LPCA resolution.

- C. Whereas the earlier LPCA resolution asked that the development be consistent with the zoning regulations, the revised proposal does not meet the standard for conversion including the standards preventing undue intrusion on neighboring properties' light/air, privacy/enjoyment, or visual character/patterning of surrounding homes and the standards for being in harmony with general purpose and intent of zoning regulations and not adversely affect neighboring properties.

In addition, the LPCA is opposed to the revised development at 421 T St NW on the grounds that it remains incompatible with the historic district and the guidance of the Historic Preservation Review Board (HPRB) at their September 24th meeting. Specifically:

- A. Whereas the HPRB specifically advised the developer to "reduce the height and size of the proposed addition," the height and footprint of the building effectively remain the same as in the previous plans.
- B. Whereas the HPRB suggested the applicant engage the community in feedback on a revised design, the developer brought completed plans to the zoning committee of the ANC for an up/down vote without engaging any adjacent neighbors and before soliciting community input at the LeDroit Park Civic Association.

The LPCA believes a reasonably sized multifamily building, comporting with existing zoning regulations and compatible with the historic district, should be developed at 421 T Street NW. The LPCA remains committed to working with the developer and encourages the developer to revise its plans and resubmit them for community input at a future LPCA meeting."

Thank you for your consideration.

Sincerely,

Elliot Seibert

President, LeDroit Park Civic Association