

Cochran, Patricia (DCOZ)

From: Judith Bunnell <judith.bunnell@yahoo.com>
Sent: Monday, March 15, 2021 11:02 AM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Stephen Lintner
Subject: BZA 20412 - Letter in Opposition

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Dear Commissioners and Staff.

I am writing in opposition to the proposed mixed use addition on 1515 Wisconsin Avenue NW.

I am a neighbor on 32nd Street NW which is directly east of the project and we share backyards with this addition. The staff report indicates two issues that I want to call to your attention:

1) The proposed project is currently one floor high in the back of the building which is the area of concern for abutting neighbors. It is not currently three floors high as indicated by the staff report and inferred by the drawings. OGB Commissioners questioned the drawings of existing back of 1515 as well, in their hearing. Please see attached photo of the back of the building with yellow as 1515 and white as 1517 currently. Multiple floors occur in the front/retail part of the existing building, but not in the back currently. We have no alley or other buffer against the proposed three floor addition that will overwhelm our small two story homes, cut light, increase noise, etc. Please note the ivy covered fence which is a neighbor's.

2) Increased moderate income housing is not being served by this project as indicated. The owner has told the neighbors that the six "micro-units" being proposed are for Medical Residents at Georgetown Hospital or World Bank employees who will not occupy the units often and will not have cars to compound parking problems in the area. These are clearly not low income tenants who are affected by DC housing costs and the rental rates charged will be significant.

The neighbors of 32nd Street oppose this addition as out of scale with the total block(not just the front) and affecting our house values adversely as well as increasing noise and reducing light in a manner not appropriate for a residential part of Georgetown.

Thank you.

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