

BZA Case #20467

Addition to 232 10th St. SE

Washington, DC 20003

Applicants: Harriet Tregoning and Geoff Anderson

1. A list of witnesses who will testify on the party's behalf;

Gregory R. Corr (on behalf of self, Jennifer Tschantz, John Payne and Linda Mellgren)

2. A summary of the testimony of each witness;

We oppose the zoning exemption being sought by the owners of the property at 232 10th St. SE. As the owners and long-time residents of 231 11th St., directly across the alley from said property, and 245 11th St diagonally across the alley from said property, we are adversely impacted by this massive, proposed addition.

The massive nature of the proposed plans will dramatically alter the character and nature of the alley shared by neighbors on the 200 block of the west side of 11th St. SE and the east side of 10th St. SE. Currently, there are no properties of the size and dimension proposed by the owners of 232 10th St. SE. The addition of a 3rd story, the request to raze the garage and build back 10 feet from 234 10th are all problematic in that they alter the character of the adjoining properties and infringe on the privacy of these neighbors.

This alley is unique in that it is a social gathering space for children, dogs and neighbors and a significant part of our community. The introduction of a large, imposing structure interrupts the harmony of nearly identical rowhouses on the south end of the 11th St./10th Street alley.

The owners do not occupy this building. Ms. Tregoning last occupied the house approximately 20 years ago. The immediate plans are to convert it to two rental units. The owners did state that at some point, several years from now, they may move back into the house. The applicants are requesting significant exemptions from zoning regulations. However, it is not clear that these exemptions and expansions of the property are to enhance their personal use of the property. To approve such exemptions for the purpose of enhancing the income generating potential of rental property makes the applicants request less compelling.

As a personal note, my wife and I used Jennifer Fowler as our architect 6 years ago when we found that the needs of our growing family could not be adequately met with the existing configuration of our 1923 rowhouse. Without adding a 3rd story or building beyond the existing footprint of the house. Ms. Fowler was able to reconfigure the rooms in our house to better accommodate our family. By adding a 2nd full bathroom

upstairs, a half bath downstairs and providing an open first story floor plan, Ms. Fowler was able to develop a plan for our house that better suited the needs of our family of four without us having the need to seek zoning exemptions. Jennifer was also the architect for 245 11th St making changes within the existing footprint to accommodate the transition to a suitable environment for the recently retired owners who like to entertain and have houseguests.

We have serious concerns about the precedent-setting nature of approving this exemption. Should this request be approved, it would certainly pave the way for additional 3rd story popups in our historic neighborhood. The prospect of numerous similar properties would dramatically alter the character and nature of our block, transforming it from one primarily consisting of owner-occupied families with children, to one that is dominated by these large rental properties occupied by tenants.

3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;

We have no plans to offer expert witnesses.

4. The total amount of time being requested to present your case.

We believe our case can be present in 5 to 10 minutes.

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1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?

As stated earlier, we own and occupy the property at 231 11th St. SE and 245 11th St., across the alley from 232 10th St. SE. I have lived at that address since 2005 with my wife, Jennifer Tschantz, and two children, now 12 and 14. The owners of 245 11th St. have lived there since 1984, along with their son, who now lives elsewhere in the District of Columbia. We value the historic nature of our neighborhood and believe that many of our neighbors share that value. The alley shared by neighbors on the 200 block of the west side of 11th and the east side of 10th serves as a gathering point for social activity as well as a play area for children and neighbors' dogs.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

Our only legal interest is as owners of the properties at 231 and 245 11th St. SE. Our houses are nearly identical to 232 10th St. SE – both being designed by George Santmyers and built by Thomas Jameson.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)

We don't know the exact distance between the properties, but the BZA application by the owners of 232 10th street show both our houses within 200 feet of their property.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?

If the action is approved, it will have a profound impact on our block. Our families will be looking directly across the alley at this massive structure. Visually, this will interrupt the view of nearly identical rowhouses that we now enjoy from our backyards. The primary impact is the addition of this large structure and the affect it will have on the properties on the alley.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.

We have serious concerns that approval of these non-conforming plans will set a precedent that will pave the way for similar expansions of houses on the 10th St./11th St. shared alley. This development would threaten the communal nature of our alley.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

As property owners on the 200 block of 11th Street, we are concerned that approval of the proposal will have a negative impact on the unique character of the surrounding properties, including our homes that are directly across the alley from 232 10th St. SE. During the decades living on 11th St., we have appreciated the unique character of this double-wide alley. We have enjoyed potluck dinners, snow-day sledding contests, and children's Halloween costume parades, as well as informal chats with neighbors while our children bike and skateboard and dogs tussle. The open nature of the 2-story homes with back patios and porches contribute to the community feel of our block. Creation of

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this massive, 3 story structure would have a negative affect on the character of our block.