

Cochran, Patricia (DCOZ)

From: John Hammond <johnrhammond@verizon.net>
Sent: Tuesday, December 28, 2021 6:49 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case #20603: 1709 17th Street, N.W. Application to expand the storage space of a commercial building

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Ladies and Gentlemen:

Recently, I became aware of the subject application for zoning relief, which would allow the owner of 1709 17th Street, N.W. to build commercial storage space in his rear-yard setback. I understand that several residents of the immediate area oppose that addition on grounds that it would diminish the light, air, and privacy of future occupants of the dwellings presently under construction at 1641 R Street.

Moreover, approving this application would establish a far-reaching, negative precedent for Dupont Circle and for similarly configured corner properties across the city. Consider. For example, the almost identical configuration that exists in the rear of 1500 21st and 1502 21st Street (photo below). If this application were approved, it would set a precedent allowing the owners of 1502 21st Street to fill their rear yard setback and envelope the rear windows and balconies of 1500 P Street. The same conditions undoubtedly exist at other corner properties in the District.

The District allows mixed commercial and residential uses, provided that it suits the neighborhood and has no adverse impact on neighboring properties. Above-the-shop residential units are an example. The proposed project, however, fails that test. Commercial storage is inappropriate for our neighborhood, especially because suitable facilities are just a few blocks away. The proposal also fails to take into account the need in our mixed-use neighborhood's for additional housing and to restore their historic residential buildings to their original uses. For these reasons, I implore ANC2B to oppose and the Board of Zoning Adjustment to deny this application..

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