

To: Fredserick, L. Hill, Chair  
Board of Zoning Adjustment, ([bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov))

I am Raymond Saba, representing our building at 1641 R St NW, the property abutting the subject of BZA Case 20603 to the south.

**We strongly oppose Case 20603 due to its severe adverse impact to our property, and due to its conflict with the purpose and intent of the neighborhood zoning.**

We have been conducting a restoration of 1641 R St NW, an iconic corner property on R and 17th Streets NW. We plan on restoring residential units in a contributing structure in a historic neighborhood. This has been a long and expensive process. The work is widely supported by neighbors, and we are very proud to be doing work that supports and respects our neighborhood.

- **Case 20603 will have a severe adverse impact on 1641 R St NW.** The proposal would build a wall directly blocking the primary light and air for some north-facing residential units at 1641 R St NW. It would force us to reduce or eliminate some residential units. We have invested millions into this historic property and Case 20603 would severely impede our ability to deliver on that work as planned.
- **Case 20603 is not in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.** MU-18 does not encourage replacing entire rear yards with two floors of commercial storage space, especially in a manner that blocks neighboring residential windows. It is far outside the norm or precedence on this block and in this neighborhood.

We have extensive documentation about the work on our building, our approvals and process with government agencies, and our interactions with neighbors including the applicant. There are portions of application 20603 and comments made publicly in ANC meetings by the applicant's attorney that have not portrayed us accurately, so we welcome any opportunity to resolve any questions. We are available to discuss this matter in more detail and to provide additional documentation to any Commissioner, any Board of Zoning Adjustment Member, or any government official who may weigh in on this application.

We are also willing to meet on-site at the subject location, where the negative impact to our building is abundantly clear.

**Please OPPOSE case 20603.**

Thank you,

Raymond Saba  
Marwick Associates