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25 February 2022

Director
DC Office of Zoning
441 4th Street NW
Suite 200S
Washington, DC 20001

bzasubmissions@dc.gov

Re: Case 20661, Square 1570, lot 0030

Letter in Opposition to the request

Dear Director,

We are writing to oppose the appeal to the Board of Zoning Appeals for Case 20661, square 1570 lot 0030 in Washington DC, for the property at 4511 Chesapeake Street NW, owned by Nicholas and Valeria Alten.

We live one block away from the proposed construction; our house is at 4519 Davenport Street NW, square 1571, lot 0034. We are just outside the 200 foot perimeter of affected property owners. Nevertheless, construction anywhere in our neighborhood has an impact on all of us.

The Altens request relief to build a new 660 square foot garage with living quarters; current zoning requirements limit such structures to 450 square feet. The case file includes no justification for why this exception should be allowed, other than that the proposed structure will not exceed the maximum lot coverage or interfere with light and air quality for neighboring properties. Other neighbors have built two-car garages and one nearby neighbor has replaced a garage with a two-story accessory dwelling unit. All these structures have met the zoning square footage restrictions and were built as matter-of-right construction in our R-1-B zoning district. The Alten request does not explain a need for relief that these other projects did not encounter.

Perhaps more importantly, this request is for a structure almost 150% of the matter-of-right size for an accessory building. Such construction would not be consistent with the general size and scope of similar properties in the neighborhood. Allowing such a large exception would set a precedent for other construction.

Board of Zoning Adjustment
District of Columbia
CASE NO.20661
EXHIBIT NO.21

DC Council intentionally established the 450 square foot limit for accessory buildings in R-1-B zoning districts. Prior to 2016, zoning regulations did not limit the size of an accessory building, so some larger pre-2016 structures exist. Thus, pre-2016 structures are not valid precedents for current construction. But in acting to limit the size of accessory buildings, DC Council clearly demonstrated its intention that new construction conform to that limit.

The proposed construction is simply too large, satisfies no stated need, is inconsistent with the expressed regulations of DC Council, and establishes the wrong precedent for R-1-B areas. For these reasons we strongly oppose this construction and encourage the board of zoning to deny the request.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Charles P. Pfleeger". The signature is written in dark ink and is positioned above the printed name.

Charles P. Pfleeger

ref: DC BZA 220225

cc: Amy Hall ANC3e02 commissioner