

22 February 2022

Director, DC Office of Zoning  
441 4<sup>th</sup> Street NW  
Washington, DC 20001

[bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov)

RE: Case 20661, Square 1570, Lot 0030

Letter in Opposition to the Request

Dear Director,

I write to encourage you to **reject the request** for special exception from the Board of Zoning Administration for property at 4511 Chesapeake St NW, DC. Here is why:

- The property at 4511 Chesapeake St NW is home to a DC limited-liability corporation called Better Space (<https://betterspace.com/>). The owner of Better Space is Nicholas Alten, who also owns the property. The characteristics of the proposed new building include extra parking, at least three entry doors plus a garage door, and an area for staging materials. These items suggest that the proposed new building may be used to run a business, park company trucks and delivery trucks, and lead to more traffic and noise in the alley.
- As pointed out by several other neighbors, there are serious discrepancies between the physical impact claimed by the Altens and the actual impact as indicated by the neighbors' direct measurements. In particular, the size of the proposed construction (its height and footprint) are far larger than any other accessory dwelling unit built in the neighborhood. The other ADUs have stayed within the zoning restrictions and had no trouble meeting their purpose.
- Our alleys are frequented by the many children in the neighborhood, who play in and run along them. The Altens' application does not address the likely impact on children's access to the alleys, nor the threat to the children's safety.
- Neither does the application address the reduced visibility to cars, bicycles and pedestrians who move through that alley intersection frequently.

For these reasons, **I encourage you to oppose the request for special exception from the Board of Zoning Administration.**

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Cc: Amy Hall, ANC 3E commissioner