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4528 Davenport St NW  
Washington, DC 20016  
February 26, 2022

Director  
DC Office of Zoning  
441 4<sup>th</sup> Street NW  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

Re: Case 20661, Square 1570 lot 0080  
Letter in Opposition to the request

Dear Director,

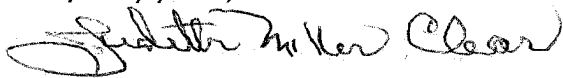
The residents (Valerie and Nicholas Alten) at 4511 Chesapeake Street NW plan to makeover their garage to provide storage space for their construction business, a second apartment and a parking space for their van. The proposed design for this accessory unit is 640 to 660 square feet. The current zoning regulation is 450 square feet hence the need for an exception.

I object because I believe that the design for this accessory unit is over sized by a third and is out of character with the neighborhood. If allowed the impact of this oversized unit will be felt by the residents in the immediate 200 ft zone as well as others living in the area. The design of the proposed structure is out of keeping with the look and character of other structures and accessory units in this area.

In my view the request for this exception raises quality of life issues for me and the immediate neighborhood. There will be changes in how the service alley is used. How trash is collected. There will be increases in deliveries to the proposed storage area, increases in alley traffic, fumes from idling vehicles, as well as the noise such activities generate. There are safety issues to consider for the residents, dog walkers, bike riders and children who regularly use this alley.

The 450 square foot limit for accessory units was established to protect residents from over building residential neighborhoods. The residents of 4511 Chesapeake need to keep to the rule. I believe that allowing this exception will violate the peace and harmony of a very quiet and pleasant neighborhood.

Very truly yours,



Judith Miller Clear  
[Homeowner—j.clear@starpower.net](mailto:j.clear@starpower.net)

cc: Amy Hall ANC Commissioner [3E02@anc.dc.gov](mailto:3E02@anc.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20661  
EXHIBIT NO.25

OFFICE OF ZONING