

Nicholas and Valerie Alten
4511 Chesapeake Street, N.W.
Washington, D.C. 20016

March 9, 2022

Via IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W., Suite 200-S
Washington, D.C. 20001

Re: BZA Case No. 20661 – Special Exception from the Maximum
Building Area for An Accessory Garage Structure

Dear Members of the Board:

My wife, Valerie Alten, and I are the applicants in the above-referenced application. We oppose the request for party status filed by Kathleen Mitchell, and Sarah Horsey and Alfred R. Barr.

Ms. Mitchell resides at 4511 Davenport Street, N.W., which does not fall within the 200-foot radius of our property (See Exhibit 4 to the record). Consequently, she would not be more significantly, distinctively, or uniquely affected in character or kind by the proposed garage than those of other persons in the general public. Ms. Mitchell cannot see the proposed garage from her property and the alley behind our house does not serve her property or her garage. Finally, her complaints are unrelated to the special exception relief requested.

Ms. Sarah Horsey and Mr. Alfred Barr live at 4510 Davenport Street, which is directly across the alley from us and within 200 feet from our property. However, there are no impacts from the larger footprint we are requesting that would adversely affect the use and enjoyment of their property. A matter-of-right garage would have the same impacts since the additional square footage we propose is located in the portion of the garage facing the rear of our house. Moreover, their views of our proposed garage are blocked by their garage and the heavy vegetation and trees that surround it (see attached photographs). They also raise issues that are irrelevant to the special exception standard, which the Board should not allow to be part of the BZA hearing.

For the foregoing reasons, we request that the Board of Zoning Adjustment deny the request for party status from Ms. Mitchell, Ms. Horsey, and Mr. Barr.

Sincerely,



Nicholas A. Alten
Valerie Alten

cc: Ms. Elise Vitale, OP (elise.vitale@dc.gov)

Board of Zoning Adjustment
District of Columbia
CASE NO.20661
EXHIBIT NO.39

**ATTACHMENT TO APPLICANTS'
OPPOSITION TO REQUEST FOR PARTY STATUS IN
BZA CASE NO. 20661**




Photographs of the rear of 4510 Davenport Street, N.W.

Certificate of Service

I HEREBY CERTIFY that on March 9, 2022, I served a copy of the foregoing opposition on the following via email:

Advisory Neighborhood Commission 3E
c/o Lisner-Louise-Dickson-Hurt Home
5425 Western Avenue, N.W.
Washington, D.C. 20015
sherryacohen@gmail.com

Ms. Amy Hall, ANC 3E02
4606 Fessenden Street, N.W.
Washington, D.C. 20016
anc3e02@gmail.com

By: 

Nicholas A. Alten