

Cochran, Patricia (DCOZ)

From: Sariah Tambre <sariah.ian@gmail.com>
Sent: Monday, March 14, 2022 11:30 AM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Ian Leigh; anc3e02@gmail.com
Subject: Letter in Opposition to Application 20661 Special Exception Request for a Two Story Accessory Building at 4511 Chesapeake St NW

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Dear Director,

I live at 4713 46th St NW, within 200ft of the proposed garage / ADU at 4511 Chesapeake and I'm opposed to their request for a special exception for size from 450 to 660 SF. In general I'm very supportive of ADUs to increase housing density in the neighborhood, but the size requested is too large. There are 3 other ADUs in the alley and they are in the range of about a 400 - 450sf footprint, which allows for a 2 car garage and apartment above.

A 660sf footprint is actually larger than many of the primary dwellings in the neighborhood, including mine and the principal residence at 4511 Chesapeake. I believe this application is not in compliance with Subtitle D section 5000.2 that states "An accessory building shall be subordinate to,... and secondary in size to the principal dwelling."

I'm also opposed to setting a precedent for allowing exceptions for very large future 2 level ADUs in the neighborhood, above the matter-of-right footprint of 450sf.

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Board of Zoning Adjustment
District of Columbia
CASE NO.20661
EXHIBIT NO.42