

March 21, 2022

Case No 20661 – 4511 Chesapeake Street.

Dear Board of Zoning Adjustment:

I write in opposition to the application by the owners of 4511 Chesapeake St. for a Special Exception to construct a two-story accessory building which is 150% larger than is their right under current regulations. Of all the neighbors within the 200 ft priority area, I am one of those most severely affected. As my 1938 house was originally built, the first floor is about 4'-6" feet above ground level in the garden. My kitchen and dining room glass doors open on to the rear deck and face West over my 5 ft high rear fence and directly across a paved alley to the area where the Altens propose to build their new 30 ft long, two-story accessory building. This will seriously affect my quality of life.

The rendering that is included as Exhibit30 which attempts to show the view from my house is very distorted and makes the proposed two-story accessory building look as though it is far away when in fact it is quite close as the photo from my deck with a normal lens clearly shows (please see first attachment to this letter). Also the rendering shows the foliage of the large silver maple tree much lower than it actually is. The foliage is actually much higher and will do nothing to screen the proposed new two story building.

There will be no way to obscure my view of the Altens' proposed oversize building no matter which floor of my house I am on. If the Altens' proposed construction were reduced in size to the matter-of-right 450 square feet it would significantly mitigate the closed-in feeling which otherwise is inevitable in my circumstances.

In addition, I am very concerned about the 10 ft X 34.5 ft concrete pad on which Mr. Alten has said he plans to park his large cargo van to the East of his proposed building. This amount of concrete and the absence of vegetation undoubtedly will cause some heat island effect which is undesirable especially as climate change makes things hotter. Mr. Alten has mentioned that he would plant 8-12 ft. shrubs up the 20 ft high garage but I do not see how these would grow in the concrete pads he is proposing or how he could fit his large commercial van on the pad if the shrubs were there. And in any case the commercial van would still loom over my 5 ft. fence.

This oversized building will be a real detriment to the viewshed on the interior of the block because it is completely out of scale with the surrounding outbuildings and garages. It is more similar to the size of the main houses not only on the 4511 Chesapeake St lot but also on other close by properties including mine. As seen on the attached survey paper, the two-story brick part of my house is 23 ft x 32 ft. (not including the small open porch in front). This proposed two story accessory building is 22ft x 30 ft. thus very close to the size of my house. It is much too large!

In summary I am very concerned about the significant reduction in quality of life on my property that will occur should the Altens' request for a Special Exception for the much larger size building be approved

Accordingly, I urge the BZA to deny the application.

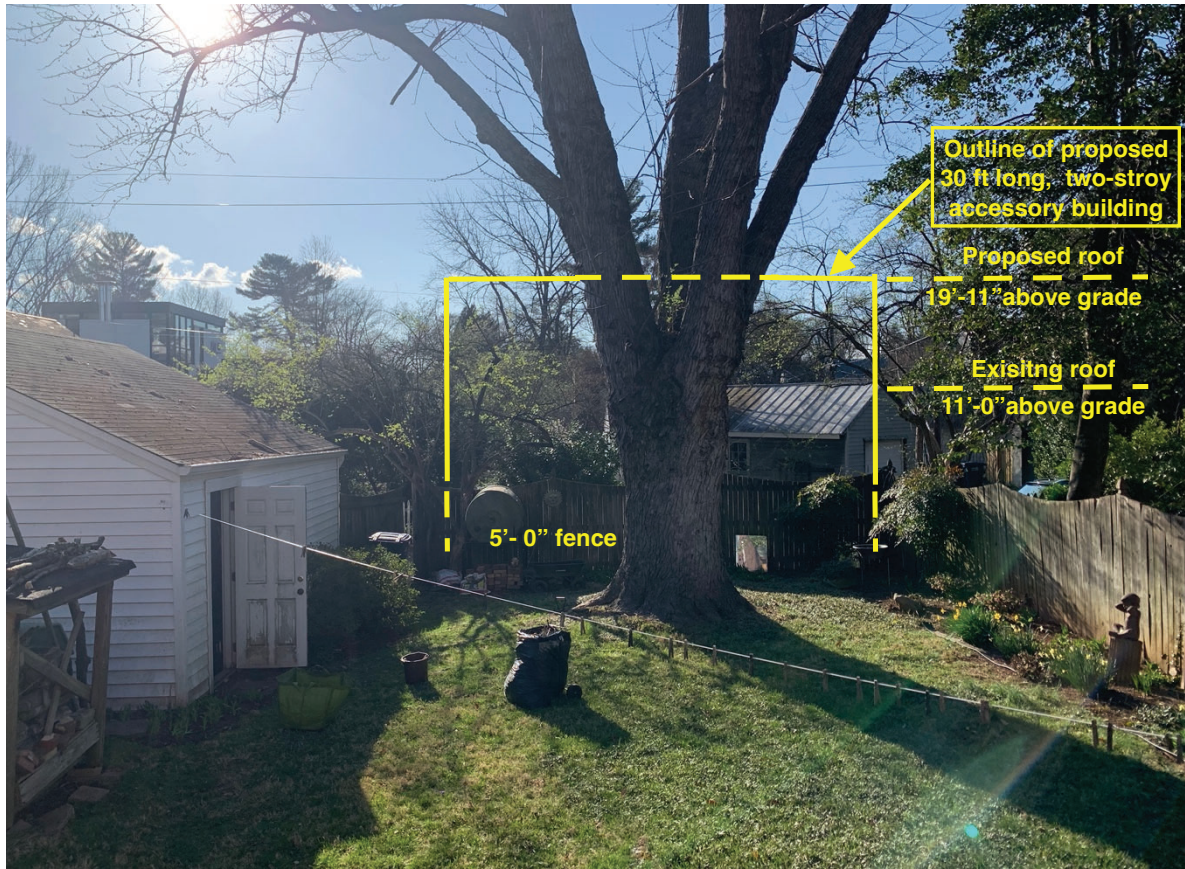
Thank you

Sincerely,

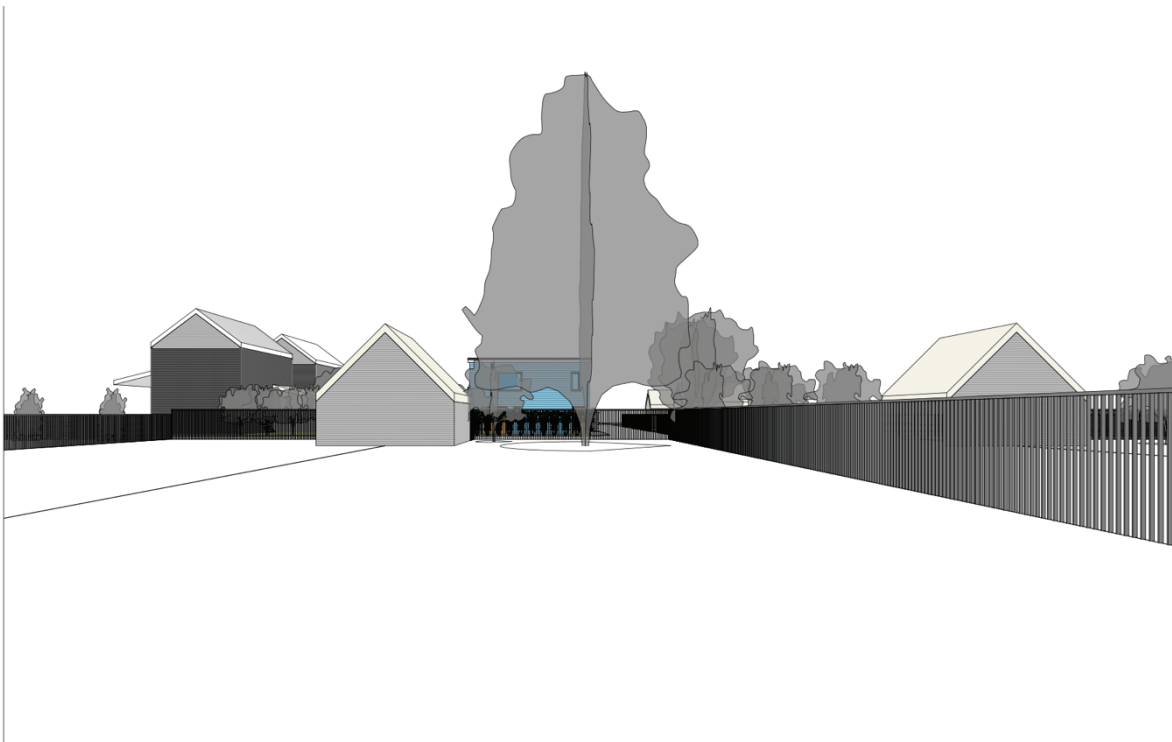
Linda Hughes

4708 45th Street, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.20661
EXHIBIT NO.50



1. View from rear of 4708 45th Street, NW (photo taken by Linda Hughes)



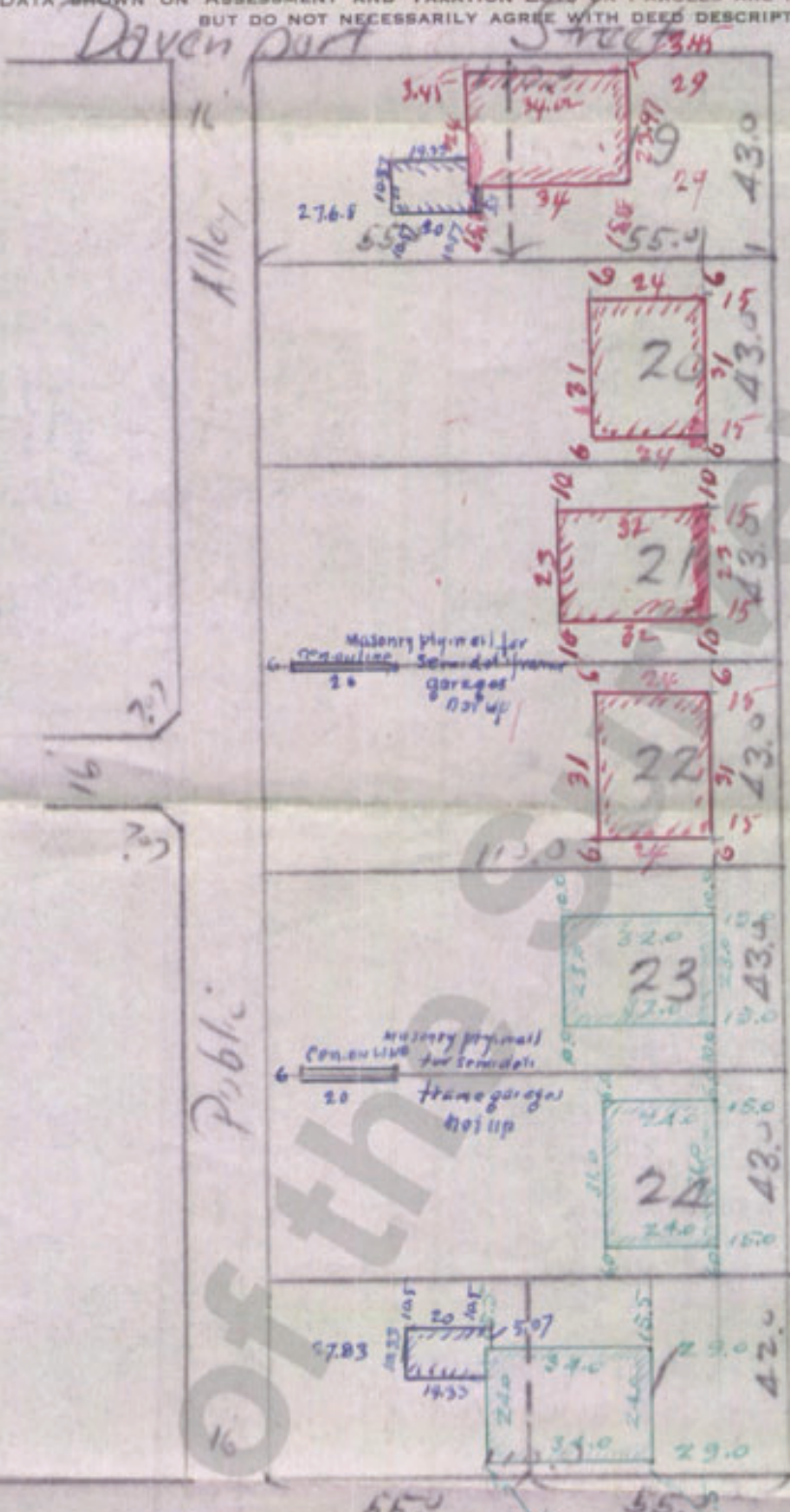
VIEW D - 4708 45th STREET, NW

2. Applicant's rendering of view from rear of 4708 45th Street, NW (Exhibit 30)

Scale: 1 inch = 10 feet

S. O. 22576

NOTE: DATA SHOWN ON ASSESSMENT AND TAXATION LOTS OR PARCELS ARE PER RECORDS OF ASSESSOR, D. C. BUT DO NOT NECESSARILY AGREE WITH DEED DESCRIPTION.



Street

45-H.

{ Lot 1 m. 19 into two pty. each
{ Lots 20 to 24.
Ordered surveyed upon
dotted lines

Public

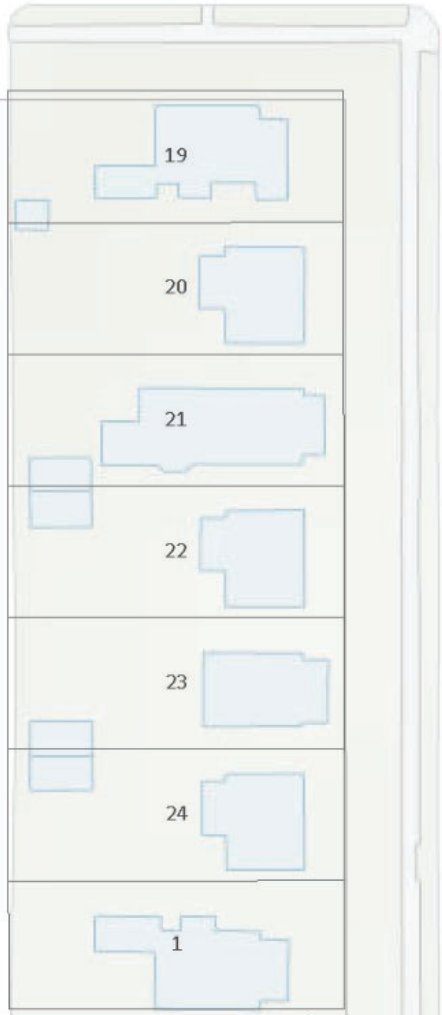
Chesapeake Street
Winfield Preston

Furnished to _____

We/I hereby certify that _____ is/are the owner of all the land outlined in color on this plat; that all existing improvements are shown thereon and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly shown and agree with plans accompanying this

thereon, and the easements or advantages under or attached to any structure are shown in this plat in accordance with the provisions of the laws of the District of Columbia, Chapter 11, Building Regulations.

Davenport St NW



45th St NW



Chesapeake St NW