

April 30, 2022

Frederick L. Hill
Chair, Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20001

Dear Mr. Hill:

I am writing to you concerning application No. 20699 application of 3801 Macomb Street LLC. My family lives on 3315 Idaho Avenue NW, so our house and 3801 Macomb St share the same alley.

We are not in favor of the proposed variance for several reasons. Our main concerns are:

(1) The construction activity such a large project will produce. The proposed construction project is a very large one. If this project were to be approved we will suffer a whole year of construction noise as well as heavy equipment moving in and out the alley near our backyard. These concerns are even more serious since the owner has not been a model landlord and neighbor. I am sure that you have had a look at this place. While the old house is an impressive structure which deserves to be maintained and preserved, the whole property makes a very unkempt impression. Just look at the school bus in the corner of the backyard! We consider this house the sore spot of the neighborhood. Trash cans have been routinely left in the alley and for a while a large trash container appeared on a monthly basis. After receiving a letter from the owner of 3801 Macomb informing us of his plans, I sent him a rather detailed reply in which I discussed point (2) listed below as well as other items of concern. The answer of the owner was a one sentence e-mail which seemed to demonstrate that he is not interested in the input of the community.

(2) The planned parking lot which will be very close to our property. 3801 Macomb has a higher elevation than our property. In case of strong rain there are concerns of flooding, in particular, if a large part of the property 3801 Macomb gets paved. Furthermore, if the city wants to increase the density of the neighborhood (which is a good idea), then the construction of large parking lots is to be avoided. People should be encouraged to use public transport and walk (as I do). The traffic on Wisconsin Ave or Macomb Street is already bad enough. This neighborhood does not need more cars.

(3) The planned building raises a number of questions. It seems just too large. Why does the owner want to construct so 8 six bedroom apartments ? Usually families rent 2 or 3 bedroom apartments, so I am not sure that the construction of the building will bring more families with children into the neighborhood. Furthermore, between the new structure and the parking lot, hardly any green space will be left.

Board of Zoning Adjustment
District of Columbia
CASE NO.20699
EXHIBIT NO.34

Thank you for your consideration. Let me know if you have any questions and concerns.

Sincerely,

Matthias Eller