

May 1, 2022

David Rejeski 3243 38th Street N.W. Washington, D.C. 20016

Frederick L. Hill

Chair, Board of Zoning Adjustment 441 4th Street NW Washington, DC 20001

RE: BZA Case Number 20699, Application of 3801 Macomb Street, LLC COMMENTS IN OPPOSITION

Dear Mr. Hill and the Board:

We live on 38th Street (near the intersection with Macomb) and have been looking at this building for 30 years. Once a fine example of Cleveland Park architecture, the property has been a deteriorating eye sore for that entire period. The owner transformed it into a group house and the garden into a parking lot and trash dump. Clearly, the intent was to maximize the profit of the real estate with little regard for the neighbors or neighborhood. Our fear is that the owner's further economic gain is behind the current proposal. The architectural firm responsible for this development clearly has not taken a look at the neighborhood and has developed a post-modern box that has little relationship to the existing aesthetics of the surrounding houses.

In addition, the demolition of a building of this age would likely result in the release of both asbestos and lead, a significant threat to any children in the immediate area. The decades long use of the lot for parking may have resulted in the release of auto-related hazards such as oil, gas, antifreeze, and brake fluid into the ground, which would require removal and remediation.

We are also concerned about the implications for traffic, which is already very problematic because of the exit to the Giant parking lot. We are obviously not against creating affordable housing for students and young adults but this doesn't seem to be motivating the development of the property.

The scale, aesthetics, potential environmental hazards, and traffic implications are not compatible with our residential neighborhood. Therefore, we strongly oppose this application and would recommend that the BZA does the same.

Regards,

David Rejeski

Submitted on 5/1/2022 by:

David Rejeski

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