

September 3, 2020

via IZIS

Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 200S  
Washington, DC 20001

**Re: Letter in Opposition to Map Amendment No. 19-30**

Dear Members of the Commission:

My name is Mana Rabiee and I am the owner of 1961 H Street, NE (Square 4506, Lot 163). The Map Amendment is proposing to downzone my property from RA-2 to RF-4. My property is the only undeveloped lot in the square, and even in the surrounding squares. The property is cut off at an angle by the property to the south and it is much smaller than every other property in this square. My property is on the border of where the proposed RF-4 zone ends:



According to the OP set down presentation (Exhibit 15), the purpose of the Map Amendment is to limit large apartment buildings and construction that is out of character with the neighborhood by maintaining uniform front and rear setbacks. The block is already limited by a building

restriction line (“BRL”) of 15 feet in depth along H Street, which effectively creates an existing front setback limit. Further, my property does not have the land area to support a large apartment building, so the purpose of the Map Amendment is already achieved with the current zoning and size of my property.

While I did anticipate that BZA relief would be necessary to build a house, front setback relief would not be necessary if it were zoned RA-2. There is only one adjacent house to the west, and while the porch is only about 2-3 feet shy of the BRL, the building itself is 8-9 feet shy of the BRL. Accordingly, I may now have to provide a 24-foot setback instead of a 15-foot front setback. My property is limited to 935 square feet with an average depth of 46 feet, so the Map Amendment would force me to request front setback relief.

As my property is on the border of the RA-2 zone (the portion that is not being rezoned) and is currently the only undeveloped property on this block, the Map Amendment, as applied to my property, would serve no other purpose than forcing me to request relief from the front setback limits of the RF-4 zone in order to build my house. Accordingly, I respectfully request that the Commission remove my property from the Map Amendment.

Sincerely,



[Mana Rabiee \(Sep 3, 2020 14:53 EDT\)](#)

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Mana Rabiee  
1961 H Street, NE





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Final Audit Report

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