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Sent: Thursday, April 7, 2022 12:11 PM
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Subject: OPPOSITION TO Zoning Case 21-18 DANCE LOFT VENTURES, LLC PUD

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April 6, 2022

Dear Members of the Zoning Commission:

We are interested and impacted homeowners who have lived for 32 years in ANC4C at 4704 Piney Branch Road, NW, writing to express our opposition to the development plan and application of Dance Loft Ventures LLC seeking: (1) a Map Amendment; (2) a PUD ZC 21-18 to upzone the site from MU-3A to an MU-5A Zone; and (3) additional density through the Mandatory Inclusionary Zoning (MIZ) process ("Dance Loft Project Venture PUD"). We oppose the size, height, and density of this 101-unit project in our residential neighborhood where the RF-1 zoned two-story town homes in Square 2704 will be significantly dwarfed.

The application of the Dance Loft Project Ventures PUD for 4618 14th Street NW (Lots 64 & 828, and 830-832 and 823 in square 2704) proposes an increased height from 40'0" to 66'8" feet with an additional penthouse, for a total built height of 75'4" plus an additional 6'6" of rooftop enclosure for condensing units and solar panels. If approved as proposed, this property almost doubles the existing MU-3A zone height maximum of 40'0". The applicant also seeks to extend the proposed building from the eastern lot boundary 295 feet to the west into the alley areas directly behind single- and two-family row houses, overshadowing the existing 100+ year-old residential development.

Although its proponents frequently liken the height of the proposed development to several existing apartment buildings at the intersections of 14th and Allison, Webster, Upshur, Quincy, Randolph, and Spring in [Ex. M-1](#), these existing buildings appear to be at least one story less in height. It should also be noted that some of these comparison buildings are more than one mile from the proposed project, situated in more commercial areas without surrounding homes to overshadow.

Most supporters of the project will not live in the shadows of this 75'4" (plus an additional 6'6" of rooftop enclosure for condensing units and solar panels) project. Proponents of the project, many of whom live

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District of Columbia
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EXHIBIT NO.475

outside of the District of Columbia, continue to claim that the addition of this 5-story residential building (plus setback penthouse level) will bring a “reasonable increase in density” along a major commercial corridor, ignoring that the residential properties on the streets that abut the property, namely the 1400 block of Buchanan Street, 1400 block of Crittenden Street, and the 4600 block of 15th Street ARE NOT major commercial corridors. The technical requirements of the Comprehensive Plan and its recent amendments are being used against abutting homeowners. This is not a building of “modest size” and is completely out of place in this DC neighborhood where it would sit in such close proximity to row houses of much lesser height.

The proposed building -- with 101 units but only 40 parking spaces provided -- also will have a very negative impact on existing parking issues throughout the neighborhood. Most units are intended for families, and families need cars to care for family members. This neighborhood does not have supermarkets within walking distance. It is unfair to expect families to cope without sufficient parking provided at the building, particularly when neighborhood parking is so limited. Most current residents depend on street parking as our small lots preclude driveways. Our streets simply will not accommodate dozens of additional residents’ parking needs. As a long-time homeowner and D.C. taxpayer, I want to point out that this is a quality-of-life issue that will negatively impact our whole neighborhood.

Providing affordable housing and achieving retail vitality in our neighborhood can still be accomplished if the height of the building is addressed primarily from the 14th Street side of the property, which is the only major commercial corridor— the 1400 blocks of Crittenden and Buchanan Streets and the 4600 block of 15th Street ARE NOT major commercial corridors. The sought-after “reasonable increase in density” can be accommodated at the front of the property along the 14th Street commercial corridor. However, the Dance Loft Property Ventures PUD project continues to respond that it is not “financially feasible” based on their budget. There has been no sign of consideration given to this central concern.

As longtime homeowners (32 years) in this neighborhood, we are obviously invested in the city’s health and our neighborhood’s vitality. The impact of the Dance Loft Ventures PUD, as currently proposed, is a substantial detriment to the enjoyment of our property and investment, and we implore the Zoning Commission to stand in the shoes of the abutting and nearby property owners, and push for responsible, sensible, and harmonious development. The pleas of many for responsible development have continued to fall on deaf ears.

We respectfully ask that this Commission reduce the density sought in this project, require most of the density to largely face the commercial corridor, and right-size the height of the rear of the building to decrease the impact on the abutting properties on Crittenden, Buchanan and 15th Streets, and reject the Comprehensive Plan amendments.

We urge you to require the project to focus its design height on the 14th Street commercial corridor and reduce the impact to abutting homes, along with density and size, and to provide sufficient parking for the building’s future residents.

Sincerely,

Rosemarie Lally and Ken Doyle
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