

February 27, 2016

Re: BZA Application No. 17535A

Marnique Heath
Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Dear Ms. Heath:

I am one of the nine immediate and proximate neighbors of an applicant (Ms. Goodman, Application No. 17535A) seeking to get a special exception for an accessory apartment. We sent a letter dated February 18 stating our opposition to this application.

It has been suggested to me that there are circumstances that render the proposal by Ms. Goodman moot. That proposal indicates that ingress/egress to/from the proposed apartment is via an alley that Ms. Goodman and we share and on which our garages are situated. The ownership of that alley is currently in dispute. While it has always been treated as a public alley, with sanitation, utilities, snow removal, and maintenance provided by the city, tax records show it to be a private alley. The city, in ignorance, allowed an individual to purchase the alley at a tax auction. Homeowners, including Ms. Goodman, are working with the city to rectify this situation by having the city retake ownership of the alley. However, until that issue is resolved, it seems impossible for BZA to approve this exception, even apart from the overwhelming evidence that it should not in any event.

Therefore, at minimum, I believe that the BZA should defer any action on this proposal until this alley-ownership issue is resolved.

Sincerely,



Robert F. Jones

Cc: Stephen Varga, AIA