

Johnston, Charles R [GGA]

From: Johnston, Charles R [GGA]
Sent: Monday, December 03, 2012 3:25 PM
To: 'dcoz@dc.gov'
Cc: 'John Klenert'; 'Frank Nowicki (Apt 206)'; 'Lynn Klar'
Subject: Zoning Variance Application Number 18453 - 1728 14th St, NW (Square 207, Lot 120)

I am a resident at 1741 Johnson Ave., NW which maintains a parking garage with access and egress in the alley which is contiguous to both my building and the premises for which the variance is being requested.

As the Zoning Board knows, there are several new, high-rise residential buildings under construction in the immediate vicinity of the subject premises. These buildings will significantly add to the traffic and the parking congestion of the area, particularly since the parking allotment for each residential unit is less than one car per unit. This will cause a major increase in on-street parking in the vicinity of the subject premises. In addition, due to the (praiseworthy) requirement that commercial space be made available in the new buildings, when added to the substantial increase in commercial (primarily restaurant) activity on 14th Street, this will create a truly horrific traffic and parking situation in which drivers and delivery vehicles will seek virtually any place to park their vehicles while in the area.

The alley adjacent to the subject premises is already cluttered with illegally-placed garbage dumpsters for the businesses operating with store-fronts on 14th Street (creating, *inter alia*, a rat infestation problem), and delivery vehicles regularly park in the alley – often blocking access to the garage in my building. Due to such congestion, my automobile carries scratches and dents obtained while trying to enter our parking garage caused by trying to navigate around the vehicles parked in the alley. On several occasions, I have literally had to track down delivery vehicle drivers in order to ask them to move their vehicles in order of me or my wife to exit our garage. The prospect for having even more of this congestion, and virtually certain illegal use of the alley, will definitely interfere with my (and my co-owners') quiet enjoyment and access to our parking garage and our residences.

For these reasons, we strongly oppose the variance application.

Charles R. Johnston



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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18453

EXHIBIT NO. 34

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