

December 11, 2012

Lloyd J Jordan, esq.
Chairperson
DC Board Of Zoning Adjustments
441 4th street NW
Suite 210 South
Washington, D.C. 20001

BZA Application 18471

Dear Mr. Jordan:

I am writing to the board to oppose the granting of the variance for use of the church to host performances by Spooky Theater. I have lived in the house at 1612 S street NW for more than 20 years. My house is directly across the street of the S street side of the church. I believe that the church has not met the requisite requirements to allow the granting of this variance and I incorporate by reference the position pointed out in the submission by the DC Office of Planning. I am also concerned that should this variance be granted then it will serve as precedence for other organizations to argue economic hardship as a reason for granting variances from clear zoning restrictions in residential neighborhoods.

Finally, the crowd spill over effects have often disturbed my peace and tranquility especially as my bedroom fronts on the side of the church. When the audience leaves the church many members use the S street path to the 17th street bars and create quite a bit of noise as they head to the 17th street corridor. The use of the front entrance does nothing to alleviate this situation.

For these reasons I urge the board to deny the subject variance request.

Sincerely,

Louis Santucci
1612 S street NW
Washington, D.C. 20009

DEC 11

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18471

EXHIBIT NO. 39