

Andrea B Jackson and Collin A Jackson
3438 Summit Court NE
Washington DC
July 8, 2013

RECEIVED
D.C. OFFICE OF ZONING
2013 JUL -9 AM 8:47

Zoning Commission and Board of Zoning Adjustment
DC Office of Zoning
One Judiciary Square
441 4th Street, NW
Washington, DC 20001

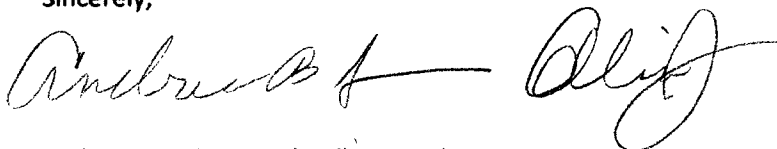
Dear Board Members:

We are writing this letter in response to case 18576 that is requesting special exception to build more than one building on a record lot under 2516.5 (42 townhomes). We are homeowners in the neighboring property, Summit Village-Fort Lincoln III, and are against granting this exception due to the negative impact the proposed development will have on neighboring properties. The following are the negative impacts that we foresee:

- (1) Summit Village is currently experiencing foundation problems due to water and soil erosion. We believe that building 42 more structures on that lot will encroach on our property and exacerbate the foundation problems due to shifting dirt.
- (2) Many of the residents of Summit Village are elderly. Therefore, many spend their days at home. The noise involved in building 42 homes could possibly impact the health and well being of our neighborhood's elderly.
- (3) With more construction in the area, the number of wildlife (deer, fox, etc) that has taken residence in the patch of woods will further migrate into our area.
- (4) There are also concerns about parking and traffic. If 42 houses were to be built on this small plot of land, where will the parking be? Will there be enough space for 42 houses and 42 parking spaces? This area of Fort Lincoln is densely populated. By jamming at least 42 more people into the space with no area for them to park, this will create problems with parking in the entire area.

Thank you for your consideration of these concerns. We hope they provide perspective on how increasing the number of properties built will negatively affect the neighbors.

Sincerely,



Andrea B. Jackson and Collin A. Jackson
Residents of Summit Village-Fort Lincoln III