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To: DC Board of Zoning Adjustment

From: Shad Gohn, 1162 Abbey Place, NE
Mike and Kate Gilles, 1164 Abbey Place, NE
Salim Bhabhrawala, 1160 Abbey Place, NE
Vicki Stewart, 1170 Abbey Place, NE

Re: BZA Case # 18616, MRC Investors, LLC (1177 3rd St NE)

Date: August 29, 2013

Dear Board of Zoning Adjustment:

We are writing to comment on case number 18616 (1177 3rd Street NE). All of us are neighbors located across the alley behind 1177 3rd St NE. We are recommending that the BZA conditionally approve the special exception to the lot occupancy requirements.

Specifically, we are concerned about the lack of security at the property, and ask that the board impose the requirements described below as a condition of the special exception approval. The back yard (which abuts an alley) is open and unsecured, and is constantly used as a place to urinate in public. In the past three months, we have observed people urinating in the back yard of the property at least 15 times. In addition, the back yard has remained untrimmed and has become a breeding ground for mosquitoes. After the vegetation in the back yard reached nearly four feet high in July, one of us filed a complaint with DCRA (case # CWD1300493), and the yard was trimmed once. However, the owner has not trimmed or maintained the yard since then. Since May, there have been at least three instances of people dumping dead tree limbs and other vegetation on the property. The back yard of the property is an ideal location for criminals to hide, as the wall of a liquor store is located on the north side of the back yard, blocking the view of anyone walking down the alley.

Therefore, although we support the special exception, we ask that the BZA require the owners to take the following specific steps as a condition of the special exception approval:

- The property, to include the back yard, must be secured by a permanent or semi-permanent fence (i.e., chain link, not flexible plastic) to prevent entry.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18616
EXHIBIT NO. 28

- The back yard must be regularly trimmed and maintained to prevent disease-carrying mosquitoes and rodents from continuing to infest the property.

Thank you for your consideration of our concerns.

Sincerely,



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Washington, DC 20002



Mike and Kate Gilles
1164 Abbey Place, NE
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