

EXHIBIT NO. 29

RECEIVED
D.C. OFFICE OF ZONING
2013 OCT 21 AM 9:41

October 18, 2013

Attachment to Form 140 in relation to Application Number 18651

Application of Peter J. Fitzgerald, Property address 319-321 A Street NE

Please find my Form 140 as a party to the above-referenced matter.

I own 308-312 Millers Court NE. It is a three unit rental dwelling in the Millers Court alleyway.

It is configured as three carriage houses, with their only entrance on Millers Court.

I also represent the interests of my spouse Phil Risinger, who owns 311 A Street NE, which also has property facing Millers Court.

My property is the property closest to the subject application property in the Millers Court alleyway.

It is fifteen feet away, in an alley where noise travels extremely well due to the large street-facing buildings that act as a sound tunnel. Even normal conversations in this area are amplified greatly.

My tenant's bedroom windows overlook the subject property, 15 feet away. They will be sleeping fifteen feet from a large construction site.

Applicant is a respected local developer, with deep ties in the community.

I respect applicant's desire to develop the property, and in the long run I think it is an admirable goal, with positives for the neighborhood.

However, in the short run due the fact that it's in an alley where even the slightest noise is amplified it means my rental income may be severely impacted.

It will be very difficult to attract and retain tenants due to the noise and inconvenience of a major construction project in such a close proximity.

To try to lessen that I am in negotiations with the applicant to limit work hours to Monday-Friday 9 to 5 only, with no work on federal holidays.

Also there will be no parking in front of my properties at Millers Court, as the parking is only three feet from the bedroom windows of my tenants (there are no front yards in this alleyway).

Applicant has agreed to these conditions by email, and has agreed in oral testimony at the ANC.

I would like to go on record at the hearing level stipulating that if these conditions are met I am willing to not contest the application. If they are not met then I must protect my rental income and protest the application.

Respectfully,



Brian Stansberry 226 4th Street NE Washington DC 20002 (mailing address) 202.262.4285

RECEIVED
D.C. OFFICE OF ZONING

Phone: (202) 644-4419
Fax:

2013 OCT 21 AM 9:41

Fax

To: Board of Zoning Adjustment

From: Brian Stansberry

Fax: (202) 727-6072

Pages: 3

Re: Application 18651

Date: October 21, 2013

Please find attached my Form 140 as an interested party for the above-referenced matter, subject property 319-21 A Street NE, set for hearing November 5