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October 24, 2013

DC Board of Zoning Adjustment
441 4th Street, NW
Suite 220 South
Washington, DC 20001

Re: Application Number 18651

Dear Board of Zoning Adjustment Members:

I am writing in opposition to the zoning adjustment sought by Peter J. Fitzgerald for variances from lot area (section 401), lot occupancy (section 403), rear yard (section 404), off-street parking (subsection 2101-1), and alley width (subsection 2507.2) which would allow for the construction of a new one-family dwelling unit on an alley lot in the CAP/R-4 District at rear of 319 A Street and 321 A Street, NE (Square 786, Lot 827 and Square 786 and part of Lot 22 and Lot 827).

Our house is located directly across the street from 319 A Street, NE. We stand in opposition to this application not only because the addition of a new single family dwelling in this location will cause major inconveniences during the construction itself, but more importantly it would set a precedent that could have long term negative effects on the entire neighborhood.

Capitol Hill is a quiet neighborhood, a designated historic district and a wonderful place to call home. Capitol Hill is very special. We chose to live here because we aren't surrounded by high rise apartment buildings and because the area isn't overrun by people, which presents associated challenges with noise and parking. By allowing the proposed dwelling to consume 98% of the lot square footage, the requested variance would set a dangerous precedent which completely ignores established guidelines that allow a dwelling to only consume up to a maximum of 60% of the total lot square footage. This restriction is in place to restrain housing density and maintain some amount of open space and should be consistently upheld.

I believe that most of the neighbors oppose this request and many of them are planning to appear at the hearing and/or will have sent in letters opposing this project. I strongly urge members of the Board to deny the requested zoning adjustment and take a stand to maintain the historic feel of the neighborhood in which we have chosen to live and to call home. Please understand that our opposition to this project is unconditional.

Sincerely,



Gerald T. McDonald
314 A Street, NE
Washington, DC 20002

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18651

EXHIBIT NO. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.18651
EXHIBIT NO.34