

Views Regarding Application of Peter J. Fitzgerald for a zoning variance in the District of Columbia, Application Number 18651.

Submitted by Marcus Peacock and Donna McLean of 308 A Street NE

We live approximately half a block from the location where the variance is being requested and our home backs on Douglass Court which is, in many respects, similar to Miller's Court, the site of the proposed work.

We generally support the improvement of property in the neighborhood but, in this instance, have three concerns. First, we are worried about the extent additional housing will put further pressure on available parking as well as increase traffic going in and out of the alleys. Parking is already quite tight and the increase in alley traffic is not only a nuisance due to increased congestion but potentially dangerous to children who live in the neighborhood. Due to the neighborhood's proximity to the US Senate, the Folger Shakespeare Library and Theater, and the Fredrick Douglass Museum, A Street NE is often over capacity for parking and traffic. The photograph below, for instance, taken during a Douglass Museum fundraiser looking east on A Street NE, shows traffic coming out of both Douglass Court (left) and Miller's Court (right) blocking the street.



Or second concern is the precedent such a variance may set for Douglass Court, directly across A Street NE from Miller's Court. If this variance is granted, we are concerned that similar variances could be ultimately granted for Douglass Court which could greatly increase the density of people and automobiles on the block and in the neighborhood in general.

Finally, we are concerned about the addition of residents that are likely to be renters. We currently live next door to a property that recently converted to a rental. We must regularly request the renters turn down music or stop parties after midnight. For instance, this past weekend we had to knock on their door to wind down a party after 1am. We live in a family neighborhood with few noise complaints – we do not want it to transition to fraternity row.

Thanks for your consideration of these comments.

Marcus Peacock

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Donna McLean

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District of Columbia
CASE NO. 18651
EXHIBIT NO. 37

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