

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St N W Suite 200/210-S
Washington, DC 20001

RECEIVED
J C OFFICE OF ZONING
2014 JAN 15 AM 3: 07

BZA Application No. 18651 for 319 A Street, N.E. (Lots 827 and 22)

I am opposed to the rezoning of the garage structure at 319 A St. NE

Mr Fitzgerald and his lawyer have met extensively with the neighbors of the block where this structure is located to work out any objections for the proposed rezoning. I have been unable to attend these meeting however, the neighbors have kept me informed about what transpired in these meetings and they have expressed my concerns over the proposed construction

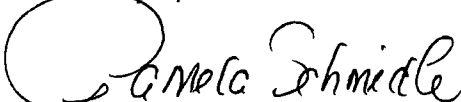
In the neighbors meeting, Mr Fitzgerald provided copies of the shadow study conducted by Nelson Architects This shadow study shows that my property will lose the morning sunlight during the winter months I currently have glass windows and doors on the back of my house and the lack of sunlight on winter mornings will impact the temperature and natural light coming into the back of our home

I understand that the District would like to change the current zoning policies to allow garages to be changed into residences for middle income residence. I disagree with this policy because taking away these structures would result in more requirements for residence to park on the street. Parking on Capitol Hill for residence is extremely difficult without removing current garage spaces. Also, Mr Fitzgerald plans to sell the proposed residence for \$900,000 to \$950,000 would make this proposed structure financially prohibitive for middle income residence.

This proposed variance is for one location, however, I do not agree with the District plans to create a more population dense area. On the block of this proposed variance we already have five multi-residence properties, with only one of these properties with alley parking for their occupants Parking is already an issue in this area because of the close proximity to the U.S. Capitol, U.S Supreme Court, Library of Congress and the Folger Shakespeare Library.

I also request that you do not give "great weight" to the ANC 6 letter providing support for this proposed variance The statement that the neighbors do not object is based on limited or no input from the neighbors of this block The neighbor's attendance at the first BZA meeting should reflect that the neighbors do not agree with this proposed variance.

Thank you,



Pamela Schmide
317 A St NE
Washington, DC 20002

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18651

EXHIBIT NO. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.18651
EXHIBIT NO.43