



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004
RECEIVED
D.C. OFFICE OF ZONING

TOMMY WELLS
 Councilmember, Ward 6
 Chairperson
 Committee on Judiciary and Public Safety
 November 19, 2013

2013 NOV 25 AM 11:15

Committee Member
 Education
 Transportation and the Environment
 Human Services
 Workforce and Community Affairs

Mr. Lloyd Jordan, Chairman
 Board of Zoning Adjustment
 One Judiciary Square
 441 Fourth St, NW Suite 210S
 Washington, DC 20001

Re Opposition to BZA Variance Application # 18673
 325 Maryland Ave, NE, Washington, DC 20002

Dear Mr. Jordan

I would like to join with ANC6C and express my opposition to the variance application filed for the property located at 325 Maryland Avenue, NE. This variance request would allow the use of the property zoned R-4 to move from residential to office/ professional services use. The property owners have explained that they have invested a large sum of money in renovations that and that they would suffer economic hardship renting the property as a single family home. As you know the ANC6C has already formally communicated its unanimous opposition of this variance.

At the ANC6C meeting where this matter was taken up for discussion the nearby residents presented a petition with more than 50 signatures from neighbors who oppose turning this residential property into a more commercialized one. Residents believed strongly that this change would harm the residential character of the neighborhood and invite activities incongruous with the family-friendly home they have worked hard to create. I agree. When properties in residential neighborhoods are shifted to other uses the quality of life for the residents suffers. After business hours there are less eyes and ears on the streets and decreased vibrancy to the neighborhood. Additionally there is a strong tendency for the new owners to forget that they are in a residential neighborhood and often the homes become party sites and noise generators.

BOARD OF ZONING ADJUSTMENT
 District of Columbia
 CASE NO. 18673
 EXHIBIT NO. 30

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18673
 EXHIBIT NO. 30

Considering that this block already has several other non- permitted commercial uses coupled with the availability other options available for the current owner to address any potential financial hardship, I oppose this variance

Sincerely,



Tommy Wells,
Councilmember, Ward 6