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May 18, 2014

To Whom It May Concern,

This letter is in reference to the BZA Case #18759, which is the pending case for the property located at 1328 Montello Avenue, NE in the Trinidad Community of Washington, D.C. Christopher and I are the current homeowners at 1414 Montello Avenue, NE.

The developer of the referenced property listed above, I.S. Enterprises, Inc., intended to convert a single family home into a 6-unit apartment building on the three lots. We understand that the developer can build by right two units on each of the three lots making it a total of six but we are **NOT IN FAVOR** of the developer building eight (8) units.

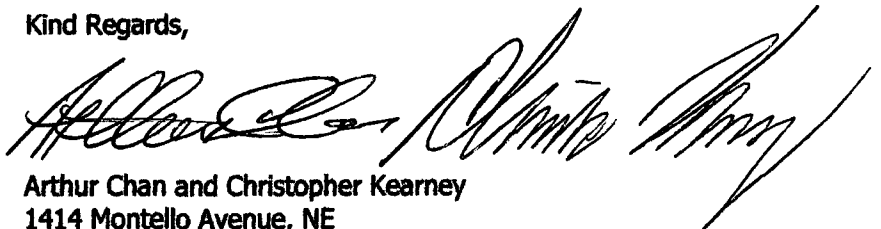
The development of eight (8) units will greatly affect the character of our neighborhood especially the block that we live on which is just one block away from the referenced property. We purchased our home in 2011 because we liked the character of the neighborhood and we have close ties to Gallaudet University. We do not want to live close to a building that will be tall and out of proportion from the other homes within two blocks of the referenced property. We are also **NOT IN FAVOR** of the eight units building because it will surely and greatly affect our street parking space which is already tight due to a city bus route that runs on Montello Avenue. We do not want to see SIXTEEN (based on potential estimate of 2 cars per unit) additional cars parked within our block. We should be able to comfortably find parking near our own home instead of having to park a couple of blocks away and walk home. With this situation, we would be forced to walk a longer distance to get home, which could potentially affect our safety.

We have been extremely pleased with how this block has evolved over the years as many good people have bought homes in the area. Our neighbors have been very nice and warm to each other. We are concerned that this development may affect the positive neighborhood interactions that we have in the future.

We understand that this development of 6-units is by matter of right but we feel that no further expansion should be allowed beyond the DC guidelines. In fact, this addition is definitely **NOT FAVORABLE** for the neighboring properties or community as a whole. We are confident that this development will have a lack of architectural integrity – would you like to live nearby to a building that looks like a box? We do not think so. We feel that this addition will destroy the character that has been optimistically rebuilding to improve the quality of life in the area.

All in all, we are writing to **OPPOSE** the request for a variance to go further with this development.

Kind Regards,



Arthur Chan and Christopher Kearney
1414 Montello Avenue, NE
Washington, D.C. 20002

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18759
EXHIBIT NO. 33

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