

**To: GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment**

**From: Martin Wenick/Alice Tetelman
3919 Watson Place, NW
Washington, DC 20016**

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18765

EXHIBIT NO. 24

**Re: Application Number 18765
3919 Fulton Street, NW
Washington, DC Square 1806 Lot 32**

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2014 MAY 20 PM 3:29

Thank you very much for sending us the notice of this application. We have a direct interest in the application because we are one of the properties within 200 feet of 3919 Fulton Street, NW.

We are strongly opposed to this application for a variance, and to the intent of the property owner(s) of 3919 Fulton Street, NW to construct a new six (6) unit apartment house on these premises. The proposed new apartment house will increase the population density of our neighborhood in a deleterious way. Because most of the housing in our immediate neighborhood is made up of single family residences, the addition of an apartment house will bring more people, visitors, cars and traffic to our quiet area.

The most egregious aspect of this application is the owner's request to add six parking spaces for the apartments. The access to these spaces would be via the alley which runs between the proposed apartments, and our house and the homes of our immediate neighbors on Watson Place and 39th Street. This alley is very narrow, and not easy to traverse. It is also filled with the trash and recycling containers provided by the city for the houses in the neighborhood, making passage difficult at best. Adding six more apartments with their trash receptacles will bring even more congestion to this alley, and negatively affect not only us, but the other property owners who use this alley for passage to streets in the neighborhood.

The addition of six more apartments to this residential neighborhood is inevitably going to bring more visitors, and affect the already difficult parking situation that now exists on Watson Place. Watson Place is a very short block, and the houses do not have garage spaces. The block is already a target for guests and residents on adjoining Fulton and Garfield Streets, and Tunlaw Road, to park their cars. Our residential neighborhood of mostly single family homes faces the prospect of more traffic on our streets and through the narrow alleys as a result of the increased population density from this proposed development.

Of greatest concern to us is the impending change in the character and tranquility of our neighborhood of single family homes. This application to build a six (6) unit apartment building is for 3919 Fulton Street, NW. The Board of Zoning Adjustment also has another application before it (Application Number 18784), for another variance at 3915 Fulton Street, NW, to construct yet another six (6) unit apartment building. The properties of 3919 and 3915 are right next door to each other and have direct access to the narrow alley behind our home on Watson Place, NW. You should be aware that there is already underway renovation of a separate apartment building at 3921 Fulton Street. There is already a newly restored apartment building at 3925 Fulton Street, NW with five parking spaces. All of these structures have direct access to the same narrow alley, and have trash receptacles. If the applications for 3919 and

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3915 are approved, all of these apartment buildings will cause traffic congestion in the alley behind our home and all the houses on Watson Place and 39th Street. There is the possibility of a minimum of 23 parking spaces adjoining a narrow alley next to single family homes. We are also concerned that once constructed, these apartment buildings will cut light from our garden, and hem in our backyard with tall buildings with roof decks. All of this new construction will negatively change the character and feel of our neighborhood. This could also affect the property values in the neighborhood, resulting in a lower tax base for the city.

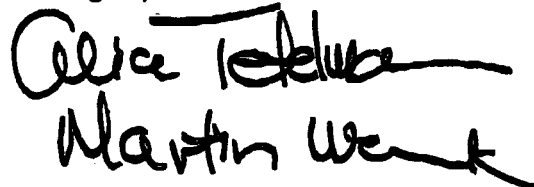
We appreciate the Board of Zoning Adjustment's consideration of our objection to this application. We are planning to appear at the hearing to let you know in person of our strongly held views on this matter, and to reiterate our objection to the proposal.

Sincerely,

Alice Tetelman/Martin Wenick

3919 Watson Place, NW

Washington, DC 20016

Handwritten signatures of Alice Tetelman and Martin Wenick. The signature of Alice Tetelman is written above the signature of Martin Wenick.