

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

RECEIVED
2014 MAY 23 PM 12:02
From: Julia S Wernick
3913 Watson Place, NW
Washington, DC 20016

Re: Application Numbers 18765 AND 1874
3919 Fulton Street, NW
Washington, DC Square 1806 Lot 32

Date: 5/20/14

I live just a short distance away – 200 or so feet across the alley – from 3919 Fulton Street, NW and am opposed to the variance application by the property owner(s) of 3919 Fulton Street, NW to construct a new six (6) unit apartment house on these premises.

You may know our neighborhood in most comprised of single family residences. And the addition of an apartment house will bring more people, visitors, cars and traffic to our quiet area. Already, the alley way is narrow, difficult to navigate by car (and the garbage trucks!) -- the owner's request to add six parking spaces for the apartments would compromise this alley even further.

This alley is filled with trash and recycling containers provided by the city for the houses in the neighborhood, making passage difficult at best. Can you imagine --- adding six more apartments with their trash receptacles? It would be a real burden to all whose homes flank the alley. The additional congestion, simply unmanageable for all the property owners who use this alley for passage to streets in the neighborhood.

I understand the Board of Zoning Adjustment 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. 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 these structures have direct access to the same narrow alley, with trash receptacles as our obstacle course daily.

For those of us who live on Watson Place and 39th Street, the possibility of a minimum of 23 parking spaces adjoining a narrow alley next to single family homes would destroy our neighborhood's tranquility, for which we pay a lot of property taxes.

These proposed changes to the character of our neighborhood will destroy the quality of life we love so well here.

As a resident of 3913 Watson Place since the late 1980s, I object to this proposal.

Sincerely,

Julia S Wernick
3913 Watson Place, NW
Washington, DC 20016