

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

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

Re. Application Number 18784
3915 Fulton Street, NW
Washington, DC Square 1806 Lot 804

I have a direct interest in this application because I live some 200 feet of 3915 Fulton Street, NW

I'm very much **opposed to this application for a variance and to the intent of the property owner(s) of 3915 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, filled with the trash and recycling containers provided making passage difficult at best. Adding six more apartments with their trash receptacles will bring even more congestion to this alley. It will not only negatively affect us but all the other property owners and city garbage trucks who use this alley.

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 3915 Fulton Street, NW. The Board of Zoning Adjustment also has another application before it (Application Number 18765), for another variance at 3919 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.

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 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 building with roof decks All of this new construction will negatively change the character our neighborhood as well as property values in the neighborhood.

I appreciate the Board of Zoning Adjustment's consideration of our objection to this application. Though I cannot attend the hearing in person due to post-surgery complications, I object strongly to this proposal

Having live at 3913 Watson Place for some 30 years, it would break my heart to see the neighborhood I love destroyed

Sincerely,

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

