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Date: June 22, 2014 at 12:02:12 PM EDT

To: ATD DCOZ <dcoz@dc.gov>

Subject: Application No. 18784 Premises at 3915 Fulton Street, NW, Square 1806, Lot 804

4000 52nd Street, NW
Washington, DC 20016
June 22, 2014

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 200-210-S
Washington, DC 20001

Re: Application No. 18784 Premises at 3915 Fulton Street, NW, Square 1806, Lot 804

Dear Honorable Members of the Board:

We are the owners of 3921 Watson Place, NW, located behind the subject property. We are not developers and our property has been a family residence since it was built. However, it is currently rented. We can speak with authority from many, many years of residence with multiple unit apartment houses also behind our property.

We have another notice about a similar requested variance on 3919 Fulton Street, NW, Square 1806, Lot 32. As stated, we are long-time home owners and not developers speculating property.

The culture of the neighborhood includes our townhome with is the end unit in a row of townhomes situated across from the Colonnade Condominium, as well as the Westchester and Watson Place Co-operatives. While there are apartment houses in the general location, the remainder of the zoning area comprises family homes. The Colonnade, the Westchester and Watson Place have their own indoor and outdoor parking facilities. A recently renovated multiple apartment unit behind us now provides parking instead of a backyard. The other unit beside it does not provide parking. Thus, the streets are now congested with respect to traffic and parking. Parking restrictions have little impact due to the escalating congestion. Evidence of the congestion is that parking is now provided on the lot for the multiple-unit dwelling directly behind us. However, this new parking facility changed the character of the lot to make it a commercial site rather than a residential lot.

While we were residents at 3921 Watson Place, several issues arose from existing multiple-dwelling units behind us across from the alley we share with Fulton Street. There have been numerous strangers and security concerns. We have had theft from articles left in the front of our home. On many occasions, our wood fence has been damaged from cars backing into it and driving into it, including 4 x 4 posts. Of course, everyone denies damage and police reports point to lack of direct evidence for such actions even though the source is obvious from the height of bumpers and the color of car paint. In one instance, the individual was observed and the police were able to investigate. The person did not live on the property and was visiting and leaving that night for New Jersey. It took over six months to find out contact information.

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CASE NO.18784
EXHIBIT NO.32

Furthermore, substantial trash has been left on my property due to these rental units which have private trash collection. A tree fell near the rental property adjacent to our Watson Place town home and laid there for years. Trash includes everything from large furniture to the remnants of outdoor parties. Once we wrote a letter to an individual who was throwing his trash in our containers including his mail. We have been confronted by a host of unnecessary and unwelcome critters. The developers of those existing units have in general been inaccessible and not cooperative. Cars have been parked in the alley due to congestion at least. Consequently, we believe that the place where our children were raised should continue to be residential. Approving a variance as proposed in the above application would at least change the character of the neighborhood and perhaps even the safety of the neighborhood. Watson Place and Fulton Street are situated between two college campuses, American and Georgetown University, and very near George Washington University on a direct bus route. For average student, the care of residential property is of little concern because they are transient dwellers. The proposed change would displace occupants who have graduated and are employed with families.

The alley between the Watson Place townhouses and Fulton Street is a "T." The alley is not a street and already is beyond the capacity for its initial purpose. The proposed multiple dwelling unit (Application No. 18784) and the additional unit in Application No. 18765 would rise on land devoted to family homes and would make traffic in the alley untenable for both the town homes and existing family houses and other structures across from the town homes.

The additional new structures we believe would decrease the property values of the town homes on Watson Place and would make our plans to downsize to our former home at least less desirable. This rezoning instigated by developers would establish a very bad precedent for property owners and families in the District of Columbia. Look what happened to Foggy Bottom home properties.

Sincerely,

Frederick Calvetti and Barbara Calvetti