

2816 39th Street NW
Washington, DC 20007-1381
June 24, 2014

Re: Board of Zoning Adjustment Application Nos. 18765 and 18784, 3919 and 3915 Fulton Street NW

Dear Chairman Jordan and Members of the Board,

As resident co-owners of the duplex at 2816 39th Street NW, which is within 200 feet of 3915 and 3919 Fulton Street, we are opposed to this pair of new apartment buildings. We welcome the Applicant's reduction from three to two bedrooms in each of the twelve units. But objections remain, and one important issue has not been resolved.

The twelve on-site parking spaces are still insufficient for the likely twenty-four or more occupants because Fulton and adjacent streets are already crowded. If we arrive weeknights after 10:00 pm, 39th Street is full, and we have to hunt for a space and walk a block or more. The new buildings will make a bad situation worse. The parking survey taken for the Applicant by Grove/Slade on June 9 (Exhibit C in the Pre-hearing Statement) is flawed: the group rental at 2813 39th, which has long generated five cars plus visitors, was temporarily unoccupied, and nearby student renters were absent

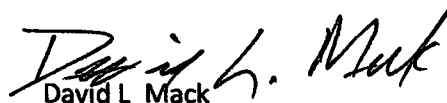
The modern design of the exteriors is incompatible with the detached homes, duplexes and townhouses in Square 1806, and all nine-plus blocks to the east and north zoned R-2, which are not considered in the Office of Planning reports. The new exteriors are also incompatible with the facades of the existing small apartment houses in Square 1806

The configuration of the units and their economics raise concerns about their viability as condominiums. The bedrooms of the eight lower units are all below ground in the cellars, and the four upper units are walk-ups. If units are not bought at the profitable prices expected by the Applicant, there is nothing in place to impede their becoming rentals. The applicant has not prepared a condominium regime for initial owners that could require majority-plus approval for rental. Those most actively seeking rentals in this area are groups of students at nearby universities, and groups of young working persons. In our experience, group rentals increase the level of occupancy, number of cars, and noise

Sincerely yours,



Rosamond E. Mack


David L. Mack