

Declaration of Opposition

FOR USE OF
SQUARE 333, LOT 36

AS A
Commercial Parking Facility

William W. Riggins
Resident and Owner of 1921 11th St NW

I object to the proposed variance or special exception, which would allow for a commercial parking facility at 1931 11th Street, NW. I am a 10-year resident at 1921 11th Street, NW and live just 5 doors down from the subject property.

The existing parking lot is an eye sore and blight on the neighborhood. The parking lot is consistently a site for loitering and litter. Cars enter from 11th Street and then oftentimes park on the sidewalk, requiring pedestrians to walk around the parked cars.

Contrary to the applicant's assertion, the lot's continued use as a parking lot clearly and negatively impacts the historical, residential character of the area, adding to traffic and noise on a predominately residential street.

It seems to me that this lot can be used for residential purposes. The lot appears to meet the size and shape requirements for R-4 single and two-family residential construction, and the applicant, in fact, states in their request that the lot likely had historic use as a residence. A return of this property to its historic residential use, in keeping with its R-4 zoning, would contribute to the continued revitalization of the area and is more in keeping with the intent of the U-Street Historic District than is preserving the lot's "historic" use as an illegal parking lot since the 1990's.

Finally, although the applicant has shown support of nearby commercial interests, they are not the important stakeholders in a residential zone. The applicant has not shown any support from the affected residents and homeowners in the residential zone in which they are encroaching.

Sincerely,



William W. Riggins
202-321-1325
September 8, 2014