

October 28, 2014

RECEIVED
J.C. OFFICE OF ZONING
2014 OCT 23 PM 3:08

422 11th Street, S E

Washington, D C 20003

Board of Zoning Adjustment

441 4th Street, N W

Washington, D C 20001

RE Application 18837 (Karl B and Julie C. Moeller)

To Whom It May Concern

The Moellers should receive the zoning adjustment for which they have applied

I live at 422 11th Street, S E When I open my back gate, I look directly at the run-down garages and attached run-down brick structure that the Moellers want to turn into a two story building (with the same footprint) that will consist of two self-contained residential units As it is now, this structure is an absolute eyesore, for me and other people whose houses back onto the south end of our alley I'm sure it has an adverse effect on our property values The people from whom the Moellers bought the property live in Maryland, and presumably had no incentive to make the entire thing look less abandoned I am delighted that the Moellers are willing to go to the considerable expense and trouble to repurpose this structure and in the process hugely improve its appearance

There is another point as well I am aware that in the long, drawn-out process of the D C Zoning Update (still ongoing), at one point the plans included one part to specifically encourage alley dwellings This has since been removed, apparently, but the fact that it was part and parcel of the overall plan for some time demonstrates that the Zoning Board has got its eye on the future

Alley dwellings are an historic part of D C residential building history, and for history's sake alone, they should be encouraged But alley dwellings also make sense in the context of the changing demographics of the city's population For better or for worse, all of these well-educated people in their 20s and 30s are moving in with different ideas about how much domestic space they need (not nearly as much as us

Board of Zoning Adjustment
District of Columbia
CASE NO.18837
EXHIBIT NO.34

older people, or couples with children), they are getting rid of their cars before they even move here and get bicycles, etc. These people pay city taxes. They should be encouraged to come here with slimmed-down residential units—including alley dwellings---that suit their needs.

I also know from my own experience that alley dwellings contribute to a more lively, vibrant neighborhood. There are already three self-contained alley dwellings in the alley in which the Moellers' property sits.

Thank you

Sincerely,

A handwritten signature in black ink that reads "Judith A. Jacobs". The signature is written in a cursive, flowing style with a large initial 'J' and 'A'.

Judith A. Jacobs