

528 Cedar Street, NW

Washington, DC 20012

March 10, 2015

District of Columbia Board of Zoning Adjustment

BZA Case 18952 - Request for Variance from § 201.3 to Permit An Apartment House in An Existing Dwelling Zone R-1-B, at 7100 Blair Road, N.W.

[Please see separately emailed letter. I want to oppose the application. I don't know what being a "party" means.]

We are filing this letter to oppose the request of the owner of 7100 Blair Road, NW. My husband and I are very concerned about the current attempt to subvert the zoning regulation in our neighborhood for one individual's monetary gain. We have lived on Cedar Street for thirty-four years and the house in question has been a rental since we moved here.

In compliance with zoning, the current owner was able to rent the house to up to five unrelated individuals as has been done in the past. Then it seems he decided to increase his income by illegally subdividing the house into four apartments and now that he is in a financial bind caused by his own ill thought out decision, he wants to be freed from following the law.

We are concerned that approval of his request for a variance would set a precedent for other property owners of large homes to follow suit and destroy the context of the neighborhood.

We respectfully request that you deny his application for a variance.

Alice R. Giancola

Anthony Giancola

Submitted on 3/10/2015 by:

Alice R. Giancola

528 Cedar Street, NW