

March 7 , 2015

Honorable Lloyd Jordan, Chair
Board of Zoning Adjustment of the District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Filed Via the IZIS System
To Be Added To The File For Case 18952

Dear Chair Jordan:

We are opposed to the application (Case No. 18952) of Daniel Fields for a variance from the use provisions under Section 201.1 to permit a four-unit apartment house in the R-1-B District at 7100 Blair Road, NW (Square 3189, Lot 800).

We have lived in and owned 500 Dahlia Street NW since September 1990. Our home is directly across Dahlia St from 7100 Blair Road NW and within 200 feet of 7100 Blair. During this entire time 7100 Blair Road NW has never been maintained, it is difficult to believe that the management of the property would improve if the property built as a single family house were to be operated as a four unit apartment structure, particularly a property which does not have adequate off street parking.

Our opposition to the variance that would provide for the operation of a four unit apartment building is based on the following:

1. The application does meet the standards provided by 11 DCMR Section 3103.2.

The hardship described in the regulations clearly related to hardships related to the utilization of the property and not personal financial issues of the applicant

As the Board is aware the hardship described in the regulation is based on the characteristics of the property "by reason of exceptional narrowness, shallowness, or shape of specific property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition..."

None of the problems detailed in the regulation are present. Mr. Fields has not addressed any of the relevant hardship provisions but argued that the Board should assist in resolving his personal financial issues. This property is perfectly suited to be rented as a single-family home. It was built for this purpose and is surrounded by single-family homes.

2. Granting the variance is a detriment to neighborhood stability and character.

The regulation requires that a variance should not be granted if there is a "substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map."

The zoning regulations also state that "the R-1 district is designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes." In addition, they state that the R-1-B zone is defined as "matter of right development of single-family residential uses for detached dwellings."

The application is not in the best interests of maintaining the stability and historic character of our neighborhood which is part of the Takoma Park Historic District.

The Comprehensive Plan for the National Capitol addresses the need to protect low-density neighborhoods in Policy LU-2.1.5, "Conservation of Single-Family Neighborhoods." The policy states that the city should "protect and preserve the District's stable, low-density neighborhoods and ensure that their zoning reflects their established low density character."

3. No documents provided to show apartment use before 1958.

In his December 22, 2014 letter, Mr. Fields states that a provision in the law, 2000.4, "provides for properties historically and lawfully operated and occupied before 1958 to be 'continued' to operate as such." However, he presents no evidence that 7100 Blair Road, NW has been used for apartments since 1958.

This application fails to meet any of the standards provided for issuing a variance in the DC zoning statutes and we ask that the Board of Zoning Adjustment deny the application.

Sincerely,



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