

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

Dear Mr. Jordan,

This letter is to provide written testimony for Case # 18952, 7100 Blair Rd. NW.

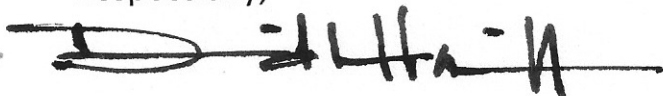
My name is David L. Hamilton and I live in the immediate vicinity of 7100 Blair Road. I have been a resident of Takoma Park DC for approximately 50 years and I am a professional Architect and Urban Designer (see attached Vita).

I am respectfully requesting that you do not accept the request for a zoning variance to convert the single family home in the R-1-B Zone into four apartments for the following reasons:

If the requested variance is accepted, it would **set a precedent** for other such requests in the Takoma DC community and that would have a major adverse impact on quality of life issues associated with the predominantly single-family zoned community. As I understand, there are several single family homes in the community that currently rent rooms or units and this activity is counter to the existing zoning. Accepting the requested variance would "legalize" the current non-acceptable uses and result in an adverse snowball effect on the entire community.

If 7100 Blair Road was permitted to convert to apartments, it would be the only such zoned property on the south side of this section of Blair Road. There are currently major condominium and apartment complexes existing and proposed immediately across the street on the north side of Blair Road. Additionally, within ¼ of a mile there are even more newly constructed and proposed condominiums and apartments near the Takoma Metro Station. Simply put, there is no need for the requested variance to the current R-1-B zone

Respectfully,

A handwritten signature in black ink, appearing to read "D. L. Hamilton", written over a horizontal line.

David L. Hamilton