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**Statement for the Hearing Record**  
**Board of Zoning Adjustment of the District of Columbia**  
**441 4<sup>th</sup> Street, NW, Suite 200S**

**Case #18952 – 7100 Blair Road NW, Washington DC 20012**  
**March 17, 2015**

Mr Chairman and members of the Board, we **oppose to the application** of Mr 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)

Our home at 7124 Piney Branch Road, is at the corner of Blair Road NW, about a half block from the property. Indeed, **we can see the back and side of it from our front porch**. Loretta Neumann has been an owner of our home for 37 years, together with husband Daniel Smith, we have owned it for more than 12 years. Loretta has served as an Advisory Neighborhood Commissioner, was president of Neighbors Inc., and helped create Plan Takoma (now the Takoma DC Neighborhood Association).

**We oppose this application because it would effectively be “spot zoning,”** not just a variance. Indeed, it would reward what was apparently an illegal alteration of the home prior to receiving the proper permits or zoning relief. (See separate testimony by our neighbors Sara Green and Richard Holzsager.) To approve this application **would encourage other property owners to disregard the zoning law and building code regulations** that have been established to protect our homes and neighborhoods.

The applicant's property, like ours and most others around it, is zoned R-1-B, for single family use. If the owner is allowed to convert this home into an apartment building, others are likely to follow. It would **set a dangerous precedent for our neighborhood, which is undergoing tremendous pressures for development** because of our proximity to the Takoma Metro Station and the upcoming re-development of the former Walter Reed Army Medical Center on Georgia Avenue, just a few blocks away.

The home at 7100 Blair is, furthermore, **located within the Takoma Historic District**, which was established in 1980 to protect the stability and historic character of the neighborhood. Indeed, the continuing charm and livability of Takoma is largely due to its diversity, both the people who live here and the housing stock. Our homes range from small cottages and medium sized bungalows to four-square colonials and bigger homes that can accommodate large families. There are also hundreds of units of apartments in appropriately zoned multi-unit properties already constructed or underway.

In summary, we want to stress that there is **no public need or benefit to changing the zoning for this single family residence into apartments**. We urge the Board of Zoning Adjustment to deny the application.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18952  
EXHIBIT NO.37