

The Members of the 500-600 Randolph St. NW Block Club

July 7, 2015

Board of Zoning Adjustment of the District of Columbia  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

**RE:** BZA Case No. 19038

Parking requirement exemption for new apartment building at 3831 Georgia Ave (Square 3028, Lot 809).

Dear Members of the Board:

This letter is respectfully submitted in opposition to a parking exemption for the proposed 20 unit apartment building to replace the present Latney's Funeral Home at 3831 Georgia Avenue (Square 3028, Lot 809). NW. Mr. John Latney and his project developer are petitioning the BZA for a significant adjustment to the building code's parking provisions for such construction (BZA Case No. 19038). The members of the 500-600 Randolph St. NW Block Club believe such an exemption will be detrimental to the neighborhood residents.

The current building code requires at least 1 parking space for every 2 apartment units. In this case the rule obligates that this proposed 20 unit building must provide no less than 10 spaces. However, the developers are seeking an adjustment to allow them to provide only 2 total spaces. That amounts to an exemption from 8 spaces, which is an actual avoidance of 80% of their obligation.

Allowing this adjustment will negatively impact the residents of our neighborhood who currently use street parking. This neighborhood has historically featured single family homes and generally ample parking for residents, businesses, churches, and visitors to other attractions. However, several apartment buildings are being erected or planned now in addition to the proposed 3831 Georgia Avenue. Critically, many of these new buildings have already received similar or much larger adjustments to their parking space requirements. This portends significantly increased parking competition because these developments will total well over 100 new units. In fact residents have already noticed that parking is becoming more difficult. Surely when these new developments are rented all people using street parking—residents and visitors alike—will face a routine burden to find space. We anticipate Petworth will encounter challenges similar to those in Columbia Heights.

When challenged for a solution at the June 10<sup>th</sup> ANC 4C08 hearing, the developers presented no viable plan to accommodate what will likely be more than 2 car owners renting from their 20 unit building. Consequently, the ANC did not endorse this adjustment and the commission chairman tabled the matter.

In conclusion, the members of our Block Club oppose this exemption on the grounds that it will impose an excessive burden to the neighborhood residents. We believe that the building code is designed to allow for growth but also to ensure responsible planning in consideration of all of those affected. Because we see no legitimate reason to bend that principle in this case we respectfully ask that you deny this parking adjustment petition that is before you.

Sincerely,

Grayson Dixon  
on behalf of the Members of the 500-600 Randolph St. NW Block Club

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19038  
EXHIBIT NO. 41