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20007

September 28, 2015

Board of Zoning Adjustment

Regarding BZA Application No. 19056, my husband and I applied for party status for the hearing that was to take place July 28, 2015. The hearing was postponed by the developer until October 6, 2015. Unfortunately, we will be out of the District on that date and so we would like to strongly voice our opposition to the application via this letter.

We reside at 3330 Dent Place NW, Washington DC. Our property is adjacent to the property that is subject to the application. Originally there was a single family detached home on the property. The footprint of that home allowed for green space in a neighborhood which strives to preserve it's historic streetscape. We strongly oppose a "lot line to lot line" structure on the property at 3324 Dent Place NW.

The burden is on the developer to prove there is a "hardship" therefore allowing for a zoning variance. Since, there was a single family home there originally there is no hardship not to have one again. And, the developer does not own the property so there is no hardship for him. Changing the Zoning to provide for two houses versus one house is all about making more money and in Georgetown there is plenty of money to be made with a single family dwelling.

The seven page application does not point out any practical or visible problem with the property. A single family home existed on the property and now they are proposing to jam in two homes where one existed along with the addition of extra cars and no on site parking. It is grossly inappropriate to allow a variance on this property to house two homes. There should not be a variance from the law that we are suppose to be following.

Please note that on July 15, 2015 we received an email from the CAG stating that "the applicant's reason for requesting an extension was to have more time to discuss with the neighbors and the ANC". Today, it is September 28, 2015 and we have not been contacted by the applicant/developer to discuss anything.

Again, we stress our strong opposition to the application to allow the construction of two new one-family dwellings in the R-3 District at the premises 3324 Dent Place NW

Sincerely,  
Martha and John Walda