

June 3, 2018

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and
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Board of Zoning Adjustment
Attn: Frederick L. Hill, Chairperson
441 4th Street N.W., Suite 200-S
Washington, D.C. 20001

**Subject: In Opposition to BZA #19614 Monroe Ventures LLC Request for Variance of Subtitle E § 307.3
(side yard setback requirements)**

Dear Chairman Hill and Members of the Board:

We are residents and homeowners in the historic district of Anacostia writing to express our support for Donna M. Murphy and Keenan R. Keller, Party Status in Opposition (PSO) in BZA case 19614. They are longtime residents of Mt. Pleasant's historic district residing at 1850 Monroe Street, NW (a historic home listed on the National Register of Historic Places). We are asking that the Board affirm the 2016 zoning codes for side yards for these codes are active and being enforced by DCRA.

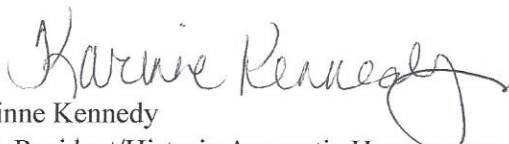
As recommended to the developer, Monroe Ventures LLC, by fellow neighbors and the Historic Preservation Review Board itself (see exhibit 10 to the file), the community has requested the developer "re-create the double house that was once on the lot." The residents of historic Mt. Pleasant are experiencing a similar clash with developers regarding the infill of vacant lots as the residents of historic Anacostia (see BZA case 19736 opposition letters, modified letters of support, and exhibit 66 settlement agreement). Similarly, while we are supportive of the development of vacant lots, we maintain that all developments in historic districts should (1) abide by the zoning codes and regulations and (2) be acceptable to the residents of the historic districts the developments will affect. The proposed development in BZA case 19614 does not comply with current codes *and* would negatively impact the PSO if a variance was granted.

We ask that the Zoning Board reject Monroe Ventures LLC request for variance of Subtitle E § 307.3 (side yard setback requirements). Thank you for your review and consideration.

Sincerely,



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Board of Zoning Adjustment
District of Columbia
CASE NO.19614
EXHIBIT NO.56