402 New Jersey Ave., S.E.
Washington, DC 20003-4008

'98 JUN 26 P2:33
OFFICE OF ZONING
DISTRICT OF COLUMBIA

June 26, 1998

Board of Zoning Adjustment
Government of the District of Columbia
441 Fourth St., N.W., Ste. 210
Washington, DC 20001

RE: Application #16370

Dear Board Members:

As the owner of 402 New Jersey Ave., S.E., I write in opposition to the application of Gerald Cassidy on behalf of Jack Milton Fields for a special exception to allow the running of a business in an R-4 district at 434 New Jersey Ave., S.E. Such an activity is incompatible with the residential character of the area.

Parking during the work week is already next to impossible on the 400 block of New Jersey Ave., S.E., as it is a mere two blocks south of the Capitol. Mr. Fields has no off-street parking, and there is no reason to believe that whatever ostensible arrangements he has made pursuant to this application will remain in effect in the future.

Furthermore, allowing an exception degrades the residential character of the street, especially since this will not truly be an owner-occupied property (Mr. Fields' principal residence appears to be in Texas, where the rest of his family resides). The loss of community involvement and personal attention to the neighborhood is a significant issue.

Finally, I would like to point out the issue of creeping commercialization. By allowing an exception, the Board would contribute to the further erosion of the qualities important in an R-4 district and its the residential character, not to mention the fact that the property is located in two historical districts. Surely there are many affordable rental properties on Pennsylvania Ave. and in other commercial areas.

Sincerely,

Jonathan E. Mudge

BZA
CASE No. 16370
EXHIBIT No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16370
EXHIBIT NO.20

July 8, 1998

MEMO FOR THE RECORD

TO: SHEILA CROSS REID
SHERI M. PRUITT-WILLIAMS

FROM: CATHY CORMACK

RE: BZA 16370 (ORIGINALLY 16336
434 New Jersey Avenue, SE
Fields-Cassidy Application for Special Exception Permit

I am this date submitting for the record and placing in the above-referenced file the following letters in opposition to the above-referenced application:

1. Letter from Louisa Koch, 418 New Jersey Avenue, SE dated 7/6/98
2. Letter from Kris and Jason Hannah, 420 New Jersey Avenue, SE dated 6/24/98
3. Letter from Larry and Linda Nelson, 440 New Jersey Avenue, SE dated 7/7/98
4. Letter from Wendy Klancher and Tom Trotter, 425 New Jersey Avenue, SE dated 7/7/98
5 Letter from Gale S. Alder, 454 New Jersey Avenue, SE dated 7/7/98
6. Letter from Thomas P. Alder, 454 New Jersey Avenue, SE dated 7/6/98
7. Letter from Cathy W. Cormack and James P. Cormack, 416 New Jersey Avenue, SE dated 7/5/98.

BZA
CASE No. 16370
EXHIBIT No. 20

OFFICE OF ZONING
DISTRICT OF COLUMBIA
98 JUL -8 P1:45

ARD 7/15/98

#16370

July 6, 1998

Dear Ms. Cross Reid and Ms. Sheri M. Pruitt-Williams:

I am writing to oppose any application for special exception permits that would increase business activity on the 400 block of New Jersey Avenue, SE. I understand you are currently reviewing an application by Jack Fields for a special exception permit (BZA 16370) to allow him to have additional employees at his proposed home office at 434 New Jersey Avenue, SE. I strongly oppose the approval of this permit as I believe it would detract from the residential make-up of the block.

If you have any questions or concerns about this matter which you would like to discuss with me, please contact me at (202) 544-5519.

Sincerely yours,

Louisa Koch

Louisa Koch
418 New Jersey Avenue, SE
Washington, DC

BZA
CASE No. 16370
EXHIBIT No. 20

DISTRICT OF COLUMBIA
OFFICE OF ZONING

98 JUL -8 P1:46

BZA
7/8/98

#16370

June 24, 1998

Ms. Sheila Cross Reid
Chair
Board of Zoning Adjustment
441 4th St., NW
Washington, DC 20001

Dear Ms. Cross Reid,

We are writing to protest the zoning change application submitted by Mr. Jack Fields for 434 New Jersey Avenue, SE.

We moved to this area from the suburbs almost 3 years ago specifically to raise our daughter on this quiet, residential block. Although we realize that some "grandfathered" businesses are located on the street, we feel strongly that no additional zoning changes like Mr. Fields' should be allowed, further altering the character of the neighborhood. There are ample opportunities to find other business locations in Capitol Hill, and we are strongly opposed to increasing business activity where it doesn't already exist.

Thank you for allowing us to comment. Please feel free to call should you have any questions.

Sincerely,

Kris & Jason Hannah
420 New Jersey Avenue, SE
Washington, DC 20003
(202) 547-0823

K. Ethannah

OFFICE OF ZONING
DISTRICT OF COLUMBIA
98 JUL -8 P1:46

BZA
CASE No. 16370
EXHIBIT No. 20

July 7, 1998

Ms. Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

RE: BZA Case #16370

Dear Ms. Cross Reid:

We are writing to oppose the application by Jack M. Fields for a special exception to permit him to have at least two additional employees over the one additional employee permitted under the existing zoning in his proposed home office at 434 New Jersey Avenue, SE. As residents three doors down on the same block of New Jersey Avenue, we feel that the home occupation as proposed would have enormous adverse impact on the residential character of our neighborhood. We are pleased that Mr. Fields is adhering to the law in requesting this exception, however, we do not support it.

We assume that Mr. Fields would be a tax-paying resident of the District of Columbia since he is a "former" Congressman.

When we purchased our home in 1979, one of the major considerations in our choice was the lovely residential neighborhood. We would like it to remain as such. We know from experience that putting a several person office in the home can greatly increase the amount of traffic in and out of the premises, and substantially increases the level of noise in the area, both during the day, in the evenings, and on weekends depending on the nature of the office activity. In particular, several phones that are used during the day and tend to ring and ring during the evenings and weekends greatly annoy the immediate neighbors who have adjoining walls. Also, large receptions/parties that frequently accompany certain types of business activities (particularly lobbying/political) and are quite often numerous, loud and boisterous, totally destroy the residential qualities of a neighborhood.

This neighborhood is quite short on parking, on street or off, so if Mr. Fields has leased two additional parking spaces in the neighborhood there are now two other people who will have to find parking to replace that which Mr. Fields has leased!

We strongly oppose this zoning exception.

Should you wish to discuss the matter, we can be contacted by phone on (202)544-1382 or at the address below. Your assistance in this matter is greatly appreciated. Thank you for the opportunity to comment on this application.

Sincerely,

Larry Nelson & Linda Nelson

Larry & Linda Nelson
440 New Jersey Avenue, SE
Washington, DC 20003

DISTRICT OF COLUMBIA
OFFICE OF ZONING

98 JUL -8 P1:46

BZA
CASE No. 16370
EXHIBT No. 20

7/13/98

July 7, 1998

Ms. Sheila Cross Reid
Chairperson
Board of Zoning and Adjustment
441 4th Street NW
Washington DC 20001

RE: BZA Case # 16370

Dear Ms. Cross Reid:

We are writing to express our opposition to the application by Jack M. Fields for a special exception to add two additional employees in his proposed home office at 434 New Jersey Avenue SE. We have recently bought a house on the 400 block of New Jersey Avenue SE and feel the neighborhood would change dramatically if this special application is approved. This application would severely alter the character of the neighborhood by increasing traffic levels and decreasing the quality of life characteristics currently associated with this residential area. Employees and employers do not give the neighborhood the same amount of care that homeowners do. We would like more neighbors in the area, and not home offices. We are pleased that Mr. Fields is adhering to the law in requesting the exception, even though we do not support it.

The decision to purchase our home this April was strongly influenced by the charming residential character of the 400 block of New Jersey Avenue SE. Our expectation was that this residential area would stay a residential area, and that zoning regulations were in place to ensure this. We feel a home office would substantially increase traffic levels, and the property is not adequately designed to accommodate these traffic levels and parking requirements. We have already observed numerous vehicles parking illegally and running into 434 New Jersey Avenue SE, including several delivery trucks from Office Depot. The increase in noise and safety hazards that result from this traffic is a concern for us, as well as the adverse impact a home office would have on the character of the neighborhood.

For these reasons, we strongly oppose this zoning exception.

Please do not hesitate to contact us at (202)-544-4646 or at the address below. Thank you for your consideration of these issues.

Sincerely,

Wendy Klancher & Tom Trotter

Wendy Klancher and Tom Trotter
425 New Jersey Avenue SE
Washington. D.C. 20003

DISTRICT OF COLUMBIA
OFFICE OF ZONING

98 JUL -8 P1:46

BZA
CASE No. 16370
EXHIBIT No. 20

454 New Jersey Ave., S. E.
Washington, D.C. 20003-4008
July 7, 1998

Ms. Sheila Cross-Reid, Chair
Board of Zoning Adjustment
441 4th Street, N. W., Second Floor
Washington, D.C. 20001

'98 JUL -8 P1:46
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Re: BZA 16370

Dear Ms. Cross-Reid:

I am writing to oppose the granting of any special exception for business use of the house at 434 New Jersey Avenue, S. E. (a single-family dwelling which lies in the middle of a residential block). All of my objections are based on observation of uncorrected problems that already exist, due to non-residential activities (illegal and legal) in the area.

I have been a D.C. resident, living in the 400 block of New Jersey Ave., S. E. for thirty years at the same address. Therefore, I have had a long period to observe the ill effects on neighborhood of: absentee owners, commercial and illegal business use of property, and the growing encroachment of political activities in the area.

As a result of these observations, I can think of no positive effect of business/commercial encroachment into the heart of a historically-residential neighborhood. On the contrary, we have long been afflicted with many negative effects from properties already being used commercially. Installing a bedroom suite in the attic storey of a house containing a multi-person office operation (whose proprietor may maintain a family home, and a voting, tax-paying residence in another state) will not, in my opinion, lessen the impact on the neighborhood of what appears to be principally a business occupancy.

In general, we have already seen our neighborhood deteriorate with the increase of:

- Noise pollution (primarily from business use, "party house" hosting for political fund raising, often several times a week, and absentee-owned group houses)
- Trash, litter, and resulting rodent problems (again, traceable to over-use, and unsupervised or non-permitted use of residential property)

BZA
CASE No. 16370
EXHIBIT No. 20

Traffic and parking congestion (resulting from overcrowding, commercial activities, and incompatible uses of homes)

Vehicular pollution (multiple tour bus convoys, double-parked and/or idling limousines, caterers, staff cars and taxis at business locations or "party houses")

Use of such houses for transient accommodations, or absentee-owned "dead spots" within the community--vacant at night, or all day for extended or frequent periods, with no provision for making emergency contact

Absence of support for overall Capitol Hill neighborhood concerns, e.g. overgrown lots and sidewalks, unsanitary trash conditions, noise, schools, etc

Meanwhile, in my opinion, even now the District of Columbia and all its taxpayers are losing in several ways. These include:

Loss of revenue from taxes and licenses (due to the commercial, rental and business incomes that may be exported to the proprietor's or absentee-owners "home" state)

Loss of fees due to the number of automobiles that are licensed in the "home" state of a "resident" of the neighborhood

Increasing trash burden generated by office occupants utilizing D.C. residential trash service.

Loss of commercial rental in legitimate commercial buildings and upkeep of designated commercial areas

The Residential Context

Historically, almost all of the existing houses in the neighborhood that includes 434 New Jersey Ave., S. E. (Squares 693 and 694) were built in the late 19th and early 20th century. This resulted in a historical setting of domestic architectural styles reflecting the evolution of the city. Research supporting the inclusion of the area within the Capitol Hill Historic District revealed that most of the houses were originally single family dwellings, drawing residents from a range of incomes and occupations. The neighborhood even included a few family-operated "neighborhood conveniences" such as a laundry and a nearby "Mom and Pop" grocery store.

Functionally, most of the homes of the neighborhood are modest (2-3 original bedrooms) by 20th century standards. Often, the lots and the structures on them are only 17 feet wide.

Even so, over the years many of these homes have been stretched to accommodate as many as two, three, or even four independent living units. Some have been manipulated to house groups of as many as five unrelated persons. In today's world most of these additional individuals bring with them (1) an automobile and,(2) diverse social and work contacts. This is in contrast to a single family dwelling, in which members may share an automobile, and relate predominantly to a shared (and thus smaller) circle of friends.

In these narrow homes, now populated beyond their original intent, what happens next door does matter, as occupants and activities are in close proximity at all times. Safety as well as quality of life are linked in neighbors' concerns about activities nearby. One person's door can be a mere six feet away from a neighbor's open door or window. Noise at a doorway or walkway can be within fifteen feet of a neighbor's bedroom window. Intelligible sound carries through windows and party walls. Smoke from a neighbor's fireplace can enter the adjacent home through the chimney, and the fire itself can make the next door wall hot to the touch. Rear patios (surrounded by brick walls) reflect and channel sounds from half a block away or farther.

Legitimate Commercial Options for Office Space

For those who wish to maintain an appropriate home occupation, the zoning regulations have provided the opportunity in neighborhoods such as New Jersey Avenue, S. E., subject to definite limits and reasonable regulation.

For others who wish to maintain an office that is more extensive than allowed in residential areas, there are numerous appropriate options within convenient range of the Capitol, Metro, and residential quarters on Capitol Hill.

For example, there is office space in nearby 20th century office buildings; office space in historic structures along Pennsylvania Ave., S. E., and also along Eighth Street, S. E.-- a commercial area which has been awarded a Main Street grant, and one which the community is working hard to revitalize.

I hope that, instead of encroaching on residential areas, aspiring business operators will look to the use of existing legitimate commercial spaces, and that they will be encouraged by

the city to do so. This will serve more than one positive purpose. It will enhance the economy of the District of Columbia, help revitalize neglected commercial zones, and simultaneously help preserve the integrity of the historic and architecturally significant residential community surrounding the Capitol.

Conclusion

Given all the above considerations, I believe that historically, architecturally, and it its overall residential makeup, the New Jersey Ave., S. E. neighborhood forms an appropriate physical and social "frame" for the Capitol district. Also, that this is representative of the type of residential and civic setting whose integrity should be preserved here and elsewhere in the city

Already, too many of these homes have been exploited for financial gain (often at the expense of revenue for the District of Columbia). Further, such uses (expanding rental and commercial uses into residential zones) are burdening city services beyond the return they yield while lessening the quality of life in the residential areas. This is a burden often borne by the D.C. tax-paying resident property owners, who are called upon to justify upholding appropriate regulations time and time again. The present application is a recent example of this persistent problem.

Finally, there are already numerous illegal/unpermitted uses that are degrading Capitol Hill residential neighborhoods (and this one in particular). I believe these existing uses should be brought into compliance before the city grants any exceptions to regulations that are reasonable, and do not cause a hardship for any legitimate District of Columbia resident wishing to pursue an appropriate home occupation.

Thank you for you consideration.

Sincerely yours,

Gale S. Alder

Gale S. Alder

By Hand

454 New Jersey Ave., S.E.
Washington, D.C. 20003
July 6, 1998

'98 JUL -8 P1:46
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Ms. Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
of the District of Columbia
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

re: BZA 16370 (originally 16336)
434 New Jersey Ave., S.E.
Square 694

Dear Ms. Cross Reid:

I am writing to oppose the application seeking a special exception to the Home Occupations regulations to allow a four-person consulting corporation to conduct a for-profit business at 434 New Jersey Ave., S.E. I have owned and lived in a nearby residence since 1962. I also served as a chairperson of the community task force and advisory committee on the Capitol Master Plan in the period 1977-81. This is no longer an active function, but the experience from that period does bear on the present application in ways which I address at Point 5, below.

In 35 years of living in the 400 block of New Jersey Avenue, I have never before felt that it could be overwhelmed as a genuine neighborhood and become simply an exploited stock of 19th century buildings, with residential facades masking a basically commercial core of rentals and offices. Recently, because of an increase in absentee landlordship and the encroachment of business uses, both legal and illegal, this degradation has become a real threat. No doubt the District's problems and the reduction in regulatory compliance may have played a role in this decline. Nonetheless, right now it is the infiltration of business uses that is the principal force eroding the residential character of this unusual but vulnerable block.

Those of us who try to act in some sense as custodians of the heritage we have found here need the Board's clear and forceful implementation of the zoning code to affirm the common set of ground rules for all those who live in this block. The present application asks you, instead, to bend these rules in a way that can only encourage the uncorrected illegal uses that already exist and bring on a new wave of applicants seeking similar endorsement. I believe you have many reasons, large and small to deny the application. In this letter I would like to raise the ones that have seemed compelling to me.

BZA
CASE No. 16370
EXHIBIT No. 20

7/9/98

1. The proposed exception is expressly barred by Section 203.10(c)

The application asks for a special exception that is barred by Section 203.10(c) for one if not two reasons. First, it would allow 3 persons who are not residents of the home to be employees, while (c) says "In no case shall more that two (2) persons who are not residents of the subject home be permitted as employees of the home occupation..."

Second, the applicant states he intends that two of these three employees would be consultants like himself. This is disclosed in the second paragraph of the February 26, 1998 appeal letter from Ellen McCarthy for applicant's attorneys to the Chairperson of the Board. "...the applicant indicated he planned to have three (3) employees (a secretary and two consultants) in addition to himself at the premises." It seems evident that the applicant's request to have two other consultants on the premises would directly violate the second clause of Section 203.10(c), which states that employees allowed under a special exception "...shall not be co-practitioners of the profession."

The applicant's representative has expressed the view in a community hearing that the rule on co-practitioners is intended to refer only to "partners" in a profession or practice. This position might have had some validity at an earlier time when legal home occupations were limited to the licensed professions, and these professions were organized as proprietorships or partnerships. Under the current regulations, which allow non-professional occupations by businesses that are organized as corporations, the rule obviously must apply to corporate employees whose occupational functions are similar to that of the resident, if it is to have any practical meaning. Otherwise, the regulation would impose stricter limitations on the licensed professions that were traditionally permitted on a theory of neighborhood convenience than it would on the newly-permitted businesses whose convenience to the neighborhood may be negligible. This would grossly distort both the history and the present purpose of the home occupations regulation.

In this case, the application states that it is being made by the applicant for a corporation. This means that legally both the home owner and the non-residents will be employees of the corporation, practicing in the same occupational category. Granted, they all may or may not have the same equity stake in the business or an identical basis for compensation. But these organizational questions are not be essential to applying Section 203.10, and the Board should not have to inquire into them. Given the evident purpose of Section 203.10(c), it should be enough to find that any one of the proposed additional employees will work in the same occupational category as the home owner. That what the applicant's appeal letter says, and it should mean that a special exception cannot be granted under the regulation.

2. The application materially misstates the size of the property, and therefore the floor area to be legally occupied by the applicant's corporation..

The square footage of a residence that is proposed for home occupancy is crucial to a request for an increase in number of employees, because Section 203.4 (b) limits the home

parking for the applicant's employees, the evident result will be that two existing commuters to the 400 block of New Jersey Avenue will be displaced. Without more in the record, the assumption has to be that they will remain employed at 442, and will continue to commute by car. Thus the applicant's concession is no clear gain for the neighborhood; while his employees may have off-street parking, those working at 442 will have lost theirs, with no assurance that they will not now pre-empt curb parking needed by residents.

Concessions about off-street parking, or permits conditioned on providing it, are difficult to enforce over the lifetime of the special exception. Moreover, if the Board falls back on this technique to accommodate applications such as this, the residential owners must become the front line patrol for an expanding list of zoning and occupancy violations. This is highly corrosive to neighborly cohesion and cooperation. The unintended consequence is that the neighborhood splits into factions, in which the residential owners are put in the position of looking to government intervention to enforce compliance. When that happens, neighbors become antagonists, and the larger community loses the benefit of a self-reliant and collaborative neighborhoods, as the 400 block of New Jersey Avenue has been in the past. In this light, the applicant's offer to provide off-street parking would be something of a Trojan horse, even if it did not simply double-count existing space.

9. Office space adaptable to the applicant's needs is conspicuously advertised as available.

The applicant will not have exceptional difficulty in finding suitable office space in the marketplace. The sample ads from the Washington Post business section of June 15, 1998, attached as Exhibit D, shows that there are well-located vacancies in the small office range at several points in the commercial perimeter. The first ad shown, for the Fairchild Building at South Capitol and E Street, is a very short walk from 434 New Jersey, and, with the Democratic National Committee, is an anchor site in the future South Capitol Street office corridor. The Pennsylvania Avenue sites are traditional locations for applicant's type of business, and are well within pedestrian travel range of both New Jersey Avenue and the Congressional office buildings. These advertised listings are only the most prominent of many in the substantial inventory of small office stock in the commercial areas around the Capitol precinct. This means that the applicant, like many others who have lived in this neighborhood, is free and able to maintain his residential use of 434 New Jersey, while operating his four-person business corporation from a suitable and legal office property in the Capitol Hill area.

For the above reasons, and in support of clear ground rules under the Home Occupation regulation, I respectfully request that the Board deny the application.

Sincerely yours,

Thomas P. Alder

Thomas P. Alder

Metropolitan Regional Information Systems, Inc.

Date: 05/22/98

** PUBLIC RECORD **

Tax ID#: 694/811 **County:** DC
PROPERTY ADDRESS: 434 NEW JERSEY AVE, SE , WASHINGTON, DC 20003-4008
Legal Subdiv/Neighborhood: CAPITOL HILL
Incorporated City: WASHINGTON DC
OWNER: , Phone #: (202) 736-8000 Abs Owner: Y
Company: MICHAEL A NEMEROFF TR
MAIL ADDRESS: 1722 EYE ST, NW , WASHINGTON, DC 20006-3705
LEGAL DESCRIPTION:

Mag/Dist #:	Lot: 0811	Block/Square: 0694	Tax Map: 0694 0811
Elec Dist: 6	Legal Unit #:	Grid:	Map:
Section: 694			

TOTAL TAX BILL: $5,457 State/County Tax: City Tax: $5,457 Levy Yr: 1997
Front Foot Fee: Spec Tax Assmt: Refuse: Rate: 1.54
Tax Class: Homestd/Exempt Status: 0

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use	Taxable Assessment
1997	$354,362	$112,160	$242,202		State: $
Previous					Municipal: $
Early					City: $354,362

DEED	Deed Liber:	Deed Folio:	Deed Type:
Transfer Date	Price	Grantor	Grantee
07-DEC-1992	$425,500		MICHAEL A NEMEROFF TR

PROPERTY DESCRIPTION

Year Built: 1890	Zoning: R4	Census Trct/Blck: 6510/4		Irregular Lot:
Square Feet: 1,758		Acreage: 0.04	Land Use: Residential	
Prop Class: 011	Plat Liber/Folio:		Property Card:	

Zoning Desc: RES-ROW DWL,CNV,APT
Prop Use Code: RES SINGLE FAMILY ROW
Building Use: RES SINGLE FAMILY ROW

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction	Masonry				
Story					
Area					

Dimensions: SIDNEY & AUSTIN

Ext Wall: Brick/Stone		Roofing: Metal	Foundation:	
Stories:	Units:	Style:		Year Remodeled:
Total Building Area:		Living Area: 3,096	Base Sq Ft:	
Roof Type: FLAT		Model/Unit Type: 00000	Porch Type: 2 OPEN	
Rooms: 7	Bsmt Type: Improved	Fireplaces: 1		Garage Type:
Bedrooms: 4	Bsmt Tot Sq Ft: 774	Fireplace Type:		Garage Sq Ft:
Full Baths: 2	Bsmt Fin Sq Ft:	Attic Type:		Garage Const.:
Half Baths: 2	Bsmt Unfin Sq Ft:	Attic Sq Ft:		Garage Spaces:
Baths: 3				
Gas:		Heat: Hot Water	Sewer:	
Electric:		Water:	Underground:	

Metropolitan Regional Information Systems, Inc.:
Information is believed to be accurate but
should not be relied upon without verification.

AGS REALTY

2121 WISCONSIN AVE., N.W. • SUITE 320 • WASHINGTON, D.C. 20007 • TEL (202) 333-1815 • FAX (202) 333-1652

Reduced!

CAPITOL HILL

~~$495,000~~
$450,000.

434 NEW JERSEY AVENUE, SE

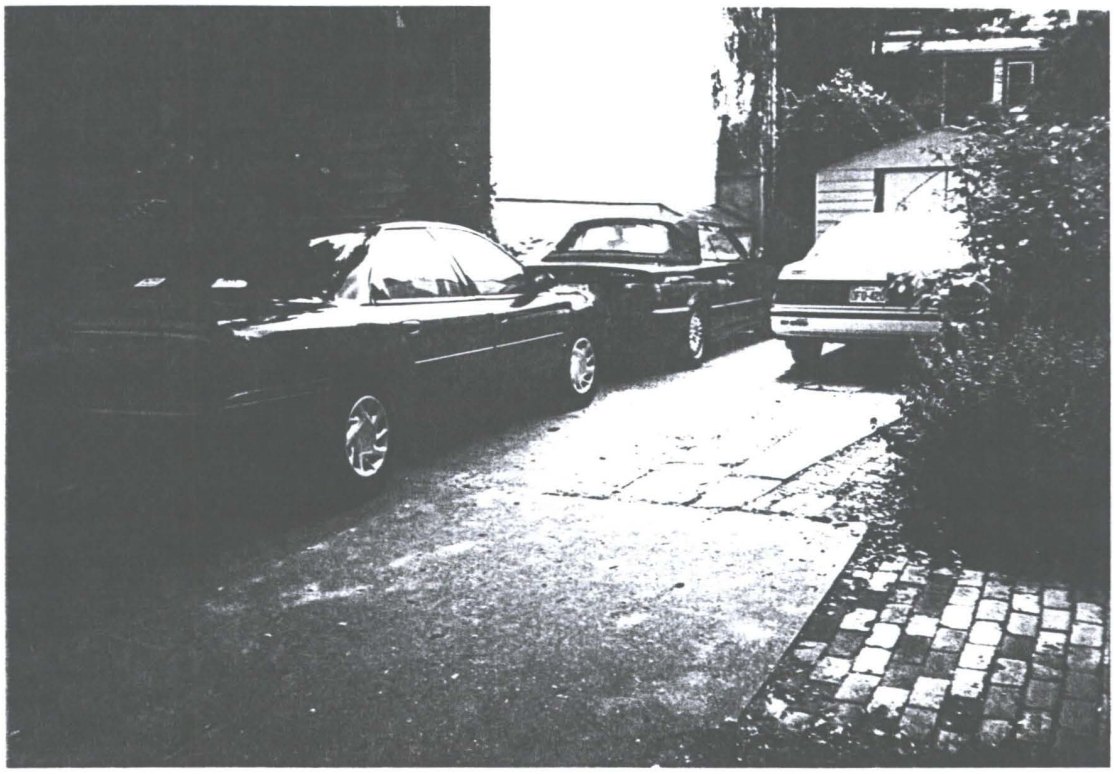
This grand lady sits in the shadow of the Capitol just minutes from the Senate and House of Representatives, Library of Congress and Supreme Court. A handsome residence featuring four floors of sun-lit rooms with period moldings, high ceilings, and many fireplaces. The double living room has twin fireplaces and a magnificent chandelier...perfect for entertaining! Four bedrooms, two and one-half baths, plus many built-in bookshelves and appointments.

The kitchen and powder room are on the lower level with a private front and rear entrance. An adjoining family room plus wonderful glassed breakfast room overlooking a private deep garden, parking may be arranged nearby and of course, it is one block to the Metro and restaurants!

This exciting residence is well maintained and would make an attractive and convenient home/office. Well priced at: $495,000 with early possession.

Terri Robinson
(202) 966-6223 or (202) 333-1815

Taxes:	$4700	Lot Size:	1,758	Built:	1890





From the Washington Post Business Section, June 15, 1998

DC: Office Space

WALK TO THE CAPITOL FROM YOUR OFFICE!

300-60,000 s.f.
Abundant Parking
On-Site Management
Great Access to VA & MD

BEST LOCATION ON THE HILL!!!

FAIRCHILD BUILDING

(202) 484-5305



DC: Commercial Property

CAPITOL HILL SE **$225,000**
Huge Townhouse on commercial street. Ideal for small business, doctor or attorney. Call
Bea Paget *202-554-5317*

ADAMS MORGAN **$199,900**
Office space + income from 2 rental units, sep. metered, CAC + 3 parking spaces. Great location. Call
Judith Evans *1-800-864-8444*

CAPITOL HILL **$650,000**
Freestanding w/purchase of bldg. on Penn. Av. SE. Cafe + Health Food Store. available as package. Good foot traffic.
Rob Bergman *202-546-1553*
John Smith *202-546-9640*

BRENTWOOD, NE **$1,400,000**
Shopping Center w/excellent tenants & cash flow. Call
Francois Clay-Tor *202-246-8777*

COLUMBIA HGTS. **$175,000**
Doctors office + 3 one bdrm. apts., all self contained + full garage.
Joel Martin *202-543-0011*

Prudential Carruthers Realtors

HISTORIC CAPITOL HILL
—OFFICE—
-Close in location at Metro
-Senate and House sides
-Class A Bldg., views, gar.
-800-13,000 s.f. suites
STANTON DEV. CORP. 202-544-6666

PINNACLE LOCATION IN THE SHADOW OF THE CAPITOL
10 spacious private offices for lease.
Premium reception & work areas.
Loads of light.
2 blocks to Senate/3 to Union Station.
Available September 1, 1998
HARRIET PRESSLER • (202) 543-4242
Prudential Carruthers Realtors

NO. 1 ON CAPITOL HILL
for sales & leasing!
UNION STA, SOB OFC BLDG, 3610 sf, $500K, or lease
OFC BLDG, 11,000 sf/Un Sta/ADA-elev/U.S. Senate
OFC BLDG, 2nd & Mass NE, 7300 sf, prime $2.1M
OFC CONDO, Mass NE, 3400 sf at SOB, sale/lease
PARDOE REAL ESTATE
202-546-7000

July 5, 1998

Ms. Sheila Cross Reid, Chair
Ms. Sheri M. Pruitt-Williams, Interim Director
Board of Zoning Adjustment/District of Columbia
441 4th Street, NW, Suite 220
Washington, DC 20001

RE: BZA Hearing/July 22, 1998
Application No. 16370

Dear Ms. Cross Reid and Ms. Pruitt-Williams:

We are writing in opposition to the application of Congressman Jack Fields for a zoning change at 434 New Jersey Avenue, SE. The 400 block of New Jersey Avenue where we have lived for 22 and 18 years respectively is a residential block with only a couple of older, grandfathered business locations which have been allowed to exist. The fact that the block is close to the Capitol is no justification to set up further business on our street which is residential in nature and is zoned residential.

We both know that business engenders parking problems notwithstanding the rental spaces mentioned in Ms. McCarthy's initial letter. What assurance do we have that this lease will remain extant? None.

Neither of us want another business on this block with the potential for medium client activity. The fact that the house did not sell for some period of time is a matter of pricing and market conditions and irrelevant to any zoning change.

In summary, we feel we must strongly oppose any change towards expanded business activity in the 400 block of New Jersey Avenue, SE.

Yours truly,
Cathy W. Cormack
James P. Cormack

Cathy W. Cormack
James P. Cormack
416 New Jersey Avenue, SE
Washington, DC 20003
(202) 544-6926

OFFICE OF ZONING
DISTRICT OF COLUMBIA
98 JUL -8 P1:45

BZA
CASE No. 16370
EXHIBIT No. 20

7/13/98

CHARLES L. RUPP
414 NEW JERSEY AVENUE, SOUTHEAST
WASHINGTON, DC 20003

'98 JUL -7 A11:26
OFFICE OF ZONING
DISTRICT OF COLUMBIA

July 4, 1998

Board of Zoning Adjustment
Suite 210
441 Fourth Street, NW
Washington, DC 20001

APPLICATION NUMBER 16370

TO WHOM IT MAY CONCERN:

I oppose the application for a special exception by Gerald Cassidy on behalf of Jack Milton Fields. I reside at 414 New Jersey Avenue SE. My home is on the same block as 434 New Jersey Ave, SE. I believe that the residential character of my block is all ready threaten by the number of "home businesses" located in what were homes at one time. Another such home business will diminish the character of my neighborhood.

I currently I receive mail, packages, etc. for such home businesses, I do not more of the same. I do not want more Federal Express, United Parcel Service, etc. trucks blocking the street as they make deliveries to the business proposed for 434 New Jersey Ave.

I also oppose the application because parking is all ready extremely tight in the area whenever Congress is in session. Yet another business can only make things worse. New Jersey Ave is often completely filled precluding residents from returning home mid-day and having any chance of finding on street parking by their home.

For these reasons, I request that the Board of Zoning Adjustment refuse to grant the special exception requested in Application Number 16370.

Sincerely,

Charles L. Rupp

Charles L. Rupp

BZA
CASE No. 16370
EXHIBIT No. 20

7/13/98