September 20, 1999

'99 SEP 24 P3:32

OFFICE OF ZONING

Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Application Number 16486
439 15th Street, SE (Square 1062, Lot 804)

Dear Sir or Madam:

This letter requests that you **not** grant the variance requested in the above referenced application (copy attached). There is a dwelling on the western side of 15th St., SE, No. 445 (intersection of 15th and E Sts., SE). Proceeding north, there is an alley, and then a dwelling No. 437. Dwelling No. "439" must be located between these, on the south side of the alley. My reasons for objecting to a variance for "439 15th Street, SE" are as follows:

1. The proposed addition would result in significant loss of light and air circulation in back yards adjoining the alley abutting the proposed addition.

2. The proposed addition would reduce light and visibility in the alley adjoining the proposed addition, which would facilitate drug trafficking activities, public urination, and other activities detrimental to a residential neighborhood.

3. The neighborhood has suffered from a significant increase in on-street parking in recent years. Many residences now support two or more vehicles; and numerous residential lots in the neighborhood cannot be altered to permit off-street parking. An additional residence will make the parking situation worse.

4. The neighborhood has very few basement apartment units. Most homes are owner occupied. An additional single-family residence, as proposed, would create a denser living environment in the neighborhood, and create a rental unit in a neighborhood in which the dwellings do not generally contain apartment units.

5. The applicant recently purchased the lot where the proposed addition would be located. There is an existing single-family home on the lot. If the applicant wished to purchase a lot with a rental unit on the premises, there are many such properties on Capital Hill. It is unfair to the existing residents to alter existing zoning rules to permit construction of rental units (or to subdivide existing lots to create additional dwellings). Rental units are not

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Board of Zoning Adjustment
District of Columbia
CASE NO.16486
EXHIBIT NO.22

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CASE No.

EXHIBIT No. 22

common in the neighborhood and would drastically alter its character adversely.

6. I **do** **not** object to renovations on the applicant's lot to the existing one-story garage to permit its use as a garage. I **do** object to any two-story structure or the creation of another dwelling structure on the lot.

Sincerely,

Paul Gibbs

Paul Gibbs
434 15th St, SE

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

August 19, 1999

APPLICATION NUMBER 16486

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C., 20001 on Wednesday, September 29, 1999. Your attention is invited to the following application:

> Application of Tosha Walker, pursuant to 11DCMR 3107.2, for variances from Section 2001.3(a) and (c), to allow an addition to a non-conforming structure, Section 401.3 from the minimum lot size, and Section 404.1 from the rear yard setback requirements for proposed addition and conversion of an existing private garage to a single family dwelling located in an R-4 District at premises 439 15th Street, S.E. (Square 1062 Lot 804).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded.

This case is in Advisory Neighborhood Commission 6B. Cases in this area will be heard between 1:00 p.m. and 6:00 p.m. Cases will be heard in the order listed on the Board's hearing agenda.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

Sincerely,

JERRILY R. KRESS, FAIA
Director