September 20, 1999

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

'99 SEP 24 P3:32

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

BZA
CASE No. 16486
EXHIBIT No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16486
EXHIBIT NO.32

9/07/05

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,

Patrick J. Canavan

Patrick J. Canavan
506 15th St SE
Wash DC 20003

September 20, 1999

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

'99 SEP 24 P3:32

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CASE No.
EXHIBIT No.

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9/07/45

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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,

Rod Gould
503 15th Street, SE

September 20, 1999

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

'99 SEP 24 P3:32

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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,

Nicholas Onufrak - 431 15th St SE
Nicholas Onufrak

September 20, 1999

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

'99 SEP 24 P3:32

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Sincerely,

Paul Gibbs

Paul Gibbs
434 15th St, SE

September 20, 1999

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

'99 SEP 24 P3:32

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Sincerely,

Daniel McNeil
506 Sixteenth Street, SE
Washington DC 20003

September 20, 1999

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

'99 SEP 24 P3:32

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Sincerely,

David J. Bower
505 15th St., SE

September 20, 1999

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

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Sincerely,

Mary Megan Quinlan
508 15th Street SE
Washington, DC 20003
(owner)

I cannot attend the hearing due to business travel, so please consider this letter in place of a personal appearance.

September 20, 1999

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441 4th Street, NW
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Ingrid R. Lawford
507 15th St SE
Washington DC 20003

September 20, 1999

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Richard J Stott

RICHARD J STOTT
433 15TH ST SE
WASHINGTON DC 20003