Debora C. and William H. Johnson

1723 21 st Street, N.W.
Washington, D.C. 20009

'00 FEB 11 P2:01

February 1, 2000

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Application of Gregory G. Zahn, Number 16537

Dear Sir or Madam:

Before you is a variance application relating to premises at 1727 21st Street, N.W. We reside one house removed from this residence at 1723 21st Street, N.W.

Before proceeding to give any favorable consideration to this proposal, we urge that you require the applicant, to demonstrate compliance with and a continuing ability and intention to comply with existing zoning and other related restrictions. In front of the building in question is a space that is not legally available for automobile parking. However, this space has been enclosed in a fashion that permits a car to be parked on it and this space is in fact routinely used for parking, in violation of both zoning and parking restrictions. These parking violations affect the very concerns of historic appearance and neighborhood ambiance that underlie the zoning regulations. If there is any doubt that these violations are taking place, the facts should be verifiable through an inspection of traffic violation records, by questioning any of the immediate neighbors, or through inspections of the premises.

Unless the Board can assure itself that the existing violations have ceased, it seems unlikely that it can rely on any representations made by the applicant in the course of this proceeding. Moreover, any construction that takes place is sure to involve an exacerbation of the existing violations unless conditions are placed on any authorization granted. The preferably means of assuring compliance would be to include as a condition that a physical barrier be erected sufficient to bar continued parking in front of the building.

Because expansion of a building through a zoning variance creates additional parking pressure, this is clearly a zoning and not simply a public space issue. In response to a previous application involving the same property (Application of Joanna Tyler # 15343; decision of November 7, 1990), the Office of Planning recommended that the front yard be surrounded with a fence and otherwise be rendered unavailable for parking. The wisdom of that recommendation, has been amply demonstrated in the subsequent years.

Sincerely,

Debora C. and William H. Johnson
owners

cc: Gregory G. Zahn

BZA Case No. 16537 Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16537
EXHIBIT NO.23

Signatures

1725 21st St. NW
WASH., DC 20009 OWNER
Neil PARSONS

1723 21st St., NW
WASH., DC 20009
WILLIAM H JOHNSON OWNERS
DEBORA C. JOHNSON

1709 21st St., NW
WASH., DC 20009 RESIDENT MANAGER
MAC McGILLEY

1730 21st St., NW
WASH., DC 20009
Jeffrey DINER OWNERS
MAUREEN DINER

1728 21st St., NW
WASH., DC 20009 OWNER
NANCY PETERSON

MR. SMITH
1728 21st St., NW Renter
WASH., DC 20009

MARY F HARRISON
1708 21st St., NW
WASH., DC 20009
OWNER

E. Fuentes, DDS OWNER
1712 21st St., NW
WASH., DC 20009