January 27, 2000

Ms. Jerrily R. Kress, FAIA
Board of Zoning Adjustment
441 4th St., NW
Washington, D.C. 20001

'00 FEB -3 P3:51
OFFICE OF ZONING
DISTRICT OF COLUMBIA

RE: Application Number 16544

Dear Ms. Kress:

We received your Dec. 30 letter notifying us, as neighbors, of the application of Steven and Cecile Simone for a variance from the percent of lot occupancy for the addition of a roof to cover the existing parking pad structure. We wish to express our complete endorsement of the variance. The construction of the homes greatly enhances the block and is a significant improvement over the one-story, warehouse-like structure that was previously on the site. We value our garage and most of the houses that abut the property also have garages.

As an urban neighborhood, we understand that garages provide security which also protects adjacent properties from being entered. Permitting garages significantly improves the quality of life in our neighborhood. In our opinion, a roof completes the already existing structure, making it more finished looking and attractive.

We find our other neighbors are also very supportive of the development of this property into quality townhomes, consistent with the historical nature of the neighborhood. It in no way concerns us that the developer wishes to cover the parking pad with a roof. It is really, as far as we are concerned, a technicality of no consequence. In fact, a secure garage as part of a residential property on Capitol Hill is a very desireable feature.

In conclusion, we would like to be on record with a strong level of support for application number 15544, and would like this read at the hearing on Feb. 9 and entered into the record.

Sincerely yours,

Mark and Libby Gitenstein
656 East Capitol St., NE
Washington, D.C. 20002
(202) 543-0026

BZA
Case No. 16544
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16544
EXHIBIT NO.32