4320 14th Street, N.W.,
Washington, D.C. 20011

February 15, 2000

Government of the District of Columbia
Board of Zoning Adjustment

Facsimile #: 202-727-6072

To whom it may concern

Application # 16550

I am writing to vehemently express my opposition to the above application.

It is my strong view that the construction of 10 single-family row dwellings on the alley lot behind my property will do nothing to enhance the neighborhood but in fact is more likely to detract from the neighborhood. More importantly, it also raises safety concerns. I am listing below my objections to the application:

1. **Safety**: Having witnessed fire engines struggling to get along the alley behind my house (most notably 2 years ago, when there was a fire at 4316 14th St) I can testify this is a serious issue. I can only imagine how this problem would be compounded with 10 additional homes;

2. **Parking**: the area currently experiences parking problems and an additional 10 dwellings would greatly exacerbate this issue;

3. **Design/construction of dwellings**: Based on the drawings being submitted to the Zoning Board, the proposed dwellings are of basic quality and do not compare favorably with the surrounding houses. They have no porch or basement and the proposal states they will be setback only 4' from the alley. It is unacceptable to me to have housing of a lesser quality than my own constructed in the alley.

4. **Location**: Finally, I find it extremely difficult to imagine who would want to purchase such a basic structure, with both front and rear facing onto the back of other houses, and tentatively priced at $225,000!! Would you?

I plan to attend the public hearing on February 16 to strongly express the above views in person.

Sincerely,

Pauline J. Clephane-Gardner

BZA
Case No. 16550
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16550
EXHIBIT NO.39