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FAX COVER SHEET

Date: March 13, 2000

To: Office of Zoning

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Message:

Could you please add this letter to file in application #16558

BZA
Case No. 16558
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16558
EXHIBIT NO.31

Elizabeth Bruce and Mark Stumpf
3820 Jocelyn Street, N.W.,
Washington, D.C. 20015

'00 MAR 13 A9:07
OFFICE OF ZONING
DISTRICT OF COLUMBIA

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

March 11, 2000

Ladies and Gentlemen:

We oppose the application for a variance filed for the premises at 5308 39th Street, N.W., application number 16558, of Mrs. Clare Parmalee.

We own and occupy the premises at 39th and Jocelyn Streets, N.W., directly across the street from the property for which the variance is requested.

We are very familiar with the house in question. It was occupied for years by a family of four. They often hosted large gatherings as the owner was a choir director. The house and its kitchen were perfectly adequate to serve the needs of this family and its guests.

The proposed addition appears unnecessary, not in keeping with the style of the houses in this neighborhood, and seriously encroaching on the property next door on Jocelyn. It represents a clear violation of the purposes for which the zoning laws were adopted.

The occupant was fully aware of the size of the kitchen when she bought the house. Shortly after she moved in, she closed in a large side porch off the dining room and added skylights, in a space that could as easily have become an addition to the kitchen.

We have reviewed the decision of the Advisory Neighborhood Commission 3G on this matter, dated March 3, 2000, and one of us was present at the meeting. We wish to state that the determination of the commission does not represent our views in any of the particulars stated therein. Specifically, we are not convinced that a proposed addition of a deck and kitchen leaning into the neighbor's yard is necessitated by hardship. We especially do not agree with the artificial concept that the house faces Jocelyn Street, rather than 39th Street. This is a manipulaiton of the rules for the purpose of justifying an inappropriate variance.

Very truly yours,

C. Bruce & M. Stumpf

Elizabeth Bruce and Mark Stumpf

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