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OFFICE OF ZONING
DISTRICT OF COLUMBIA

May 21, 2000

Government of the District of Columbia
Board of Zoning Adjustment
441 ~~331~~ 4th Street NW
Suite 210-S
Washington, DC 20001

Re: Application Number 16573

To Whom It May Concern:

This letter states my opposition to project stated in Application Number 16573, filed by Martin E. Hardy for variances from the zoning laws in order to construct an apartment building of three stories plus roof deck and other roof-top structures.

Mr. Hardy's project as proposed will adversely affect not only my specific condominium property, but also the re-sale value of the apartment (#306) that I own in 1822 Vernon St. It will not only block light and air, but specifically would intrude upon my sense of privacy, since Mr. Hardy intends to construct a roof top deck right in frront of my windows facing south.

There is already a high density of apartment units in this part of the neighborhood, while there is also a lack of facilities in order to ensure the well being of residents in this area. Parking is a particularly thorny problem, as is noise. The roof top deck that Mr. Hardy proposed to build will result in a noisy area—particularly suitable for social activities of all sorts, at such close distance from my house. Were the distance somewhat greater, I would have no problem with this construction. But there is simply not enough space in Mr. Hardy's property to sustain such a massive building project without impinging on our privacy, our peace and the air and light from my windows.

Mr. Hardy estimates construction will take about a year. This is a very optimistic estimate. In such a small area, construction is bound to take longer, since there are many impediments to adequate construction area. The noise and dust at such close quarters (less than the legal requirement of a fifteen foot deep rear yard) will adversely affect not only my life but also the kind of intellectual endeavors (writing, research, etc.) that I pursue from my home.

BZA
Case No. 16573
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16573
EXHIBIT NO.34

I applaud Mr. Hardy's wish to upgrade his present garage structures in his property on Florida Avenue. I just do not think that his proposal takes into account the quality of life in the neighborhood nor the wishes of the neighbors that will be adversely affected by this project.

This has prompted me to write this letter, and also to appoint Ms. Elaine Morris to serve as my agent in the Board of zoning hearing slated for June 20, 2000.

Sincerely

Jose Quiroga, Ph.D.
1822 Vernon St. NW Apt. 306
Washington, DC 20009