2115 S Street, N.W., Suite #3B
Washington, D.C. 20008-4025
June 12, 2000

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

'00 JUN 14 P3:12
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Re: Application Number 16585
Mary Harding Stevens, et alii
2119 S Street, N.W.
ANC #1D

Dear Mesdames / Sirs:

I own and reside in a condominium unit in the building at 2115-2117 S Street, N.W., which abuts the subject premises.

I oppose the issuance of a variance under Subsection 2001.3(a) as requested by the applicants, because the project does not meet the criteria for a variance and the applicants have failed to meet the burden of justifying the same. The restrictions imposed by the zoning law on the allowable percentage of lot occupancy in a D/R-3 District are intended to control density and allow sufficient open space and light for comfortable and safe habitation. The subject premises already exceed the restriction and the addition of a roof deck with walls and trellises will only exacerbate the crowded conditions that already exist. I oppose any project that would increase building density without a countervailing public benefit. The criteria for a variance have not been met.

At a meeting of the board of directors of the 2115 S Street Condominium Association held June 1, 2000, the board of directors voted unanimously to oppose this application for a variance.

Very truly yours,

Timothy I McFeeley

BZA
Case No. 16585
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16585
EXHIBIT NO.25