2115 S Street, NW, Residence #3C
Washington, DC 20008

June 26, 2000

Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

DISTRICT OF COLUMBIA
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RE: Application Number 16585
Mary Harding Stevens, David Anthony Stevens
and Dr. Fann Harding
2119 S Street, NW
Washington, DC 20008
ANC #1D

Dear Members of the Board of Zoning Adjustment:

I am an owner and resident of a condominium in the building at 2115-2117 S Street, NW, immediately adjacent to the property under discussion. As a member of the condominium board I join the other board members in unanimous opposition to the request for the variance under consideration. However, I feel that it is important to voice my opposition to the issuance of a variance under Subsection 2001.3(a) as requested by the above applicants for the additional following reasons:

1. My unit has a total of seven windows, two of which are approximately ten feet from the east side of the proposed structure, and all of which would be impacted by the close proximity of said structure. The proposed structure would, therefore, result in a significant reduction in sunlight and airflow to my residence, particularly to those rooms on the same level as said structure.

2. Noise is a major consideration and almost impossible to control once the structure is in place. Any music or gatherings on this deck/structure would impact all residents on the west side of the property known as 2115-2117 S Street, NW, and my residence, which as previously noted is approximately ten feet away and on the same third floor level as the proposed structure, would be particularly impacted.

3. The proposed structure would add a third level to a double garage that already has a variance to accommodate a previous development which allowed extra separate living quarters to the main residence. This proposed variance would convert what was once a double garage into a three level building.

I believe the criteria for variance fails on a number of counts and ask the Board of Zoning Adjustment to do their due diligence and not grant this variance.

Very truly yours,

Mark W. Dumas

BZA
Case No. 16585
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16585
EXHIBIT NO.29