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October 25, 2000

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
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District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Washington, DC 20001

RE: BZA Application No. 16619 (233 Constitution Avenue, N.E.)

Dear Members of the Board of Zoning Adjustment:

This letter is to express my strong opposition to the above application. This matter is scheduled for a public hearing on November 8, 2000. I am the owner of The Congressional Apartments, located at 215 Constitution Avenue, N.E. My property is located in the same block as the subject property, approximately 150 feet to the west.

I am opposed to the subject use variance application for several reasons. The conversion of the subject property from a single family dwelling to an office for lobbyist will destroy the quiet residential character of the neighborhood. The granting of the variance will open the door to further eroding away of the historically residential dwellings in the neighborhood. There is nothing unique about the subject property which would preclude its continued use as a residential dwelling consistent with the land use standards of the CAP/R-4 District. The proposed office use of the subject property is not consistent with the Comprehensive Plan Generalized Land Use Map "Moderate Density Residential" designation of the subject property.

I would urge the Board to require the Applicant to seek out office space in one of the nearby appropriately zoned commercial areas. Approval of the application will seriously jeopardize the quality of life of the tenants in The Congressional Apartments and the other residents in the neighborhood.

I would normally make a request herein for party status so that I could appear as a party in opposition to the above cited application. However, I am scheduled to undergo extensive medical examination at Johns Hopkins Hospital in Baltimore, at that time. Therefore, I would not be able to appear in person.

BZA
Case No. 16619
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16619
EXHIBIT NO.21

Please feel free to call me on (202) 966-8686 if you need additional information

Thank you for all courtesies you can extend me in this matter, which will benefit the neighborhood and the residents thereof.

Sincerely,

JESS FISHER

JF/bam