DISTRICT OF COLUMBIA
OFFICE OF ZONING
2000 NOV -7 A 11:28

November 6, 2000

Office of Zoning
441 4th St., N.W., Suite 210
Washington, D.C. 20001

REFERENCE: APPLICATION NO. 16619

This letter is to express my **strong opposition** to the application of Romano Romani and Thomas D. Parry pursuant to 11 DCMR 3103.2 and Section 330.5 for a variance from the use provisions to allow the premises to be used as general office space in an R-4 District at 233 Constitution Avenue, N.E. (Square 758, Lot 39).

The applicants have knowingly used the referenced property illegally for many, many years (well in excess of 5 years). The then ANC Commissioner of 6 A and myself led procedures to bring Romani and Parry to this board for a long time. Reports to the District went unheard. When after many visits we were granted a meeting with a Zoning Officer and the Inspector assigned to the area, the Inspector claimed that he had been going to this premise and people never opened the door for him, and that he was "scared" to be in this dangerous area. The Zoning Officer just asked him to continue trying, but the Inspector's statement and his averted eyes led me to believe that our civilian efforts would not be enough to fight this battle. I am delighted that they are finally in front of this Board.

While I have nothing personal against Romano and Parry, I oppose the use of 233 Constitution Avenue, N.E. as anything but residential use. I own a property at 211 Constitution Avenue, where I have lived for 25 years, raised 3 children and provided many hours of volunteer work to make Capitol Hill the "marvelous" place to live that it is today.

When in private practice I respected the zoning district and rented commercial space in a nearby commercial street. The frequently heard claim that there is no commercial space available is frankly, not true. It is just more expensive than residential rental rates. Massachusetts Avenue, Pennsylvania Avenue and 8th Street are full of commercial properties and thriving businesses. They would be welcomed there.

In summary, I oppose the Romani-Parry application because it:

- **constitutes "Spot Zoning"**
- **creates a precedence in an area in high demand for lobbying offices**
- **is detrimental to the residential character of Capitol Hill.**

Thank you.

Brenda Sanchez, AIA
211 Constitution Avenue, N.E.
Washington, D.C. 20002

BZA
Case No. 16619
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16619
EXHIBIT NO.22