CHARLES RUSSELL PROPERTIES
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D.C.
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February 1, 2001

Dear Sir or Madam:

Re: Application for variance number 16669, hearing date Tuesday, February 20,2001, on the property located at 1412 Chapin Street.

We wish to place on record our strongly felt opposition to the granting of such a variance for which the only purpose is the economic gains of the petitioner. This has never been a good reason to grant a variance. Simply put it is completely unnecessary as the existing designated use permitted and zoning specifications are perfectly adequate for any reasonable development of this site.

To grant the variance is to go backwards on a zoning plan carefully crafted. There are good reasons for the present high requirement and to grant this variance will open the door to a host of other petitions, particularly since there is no unique or urgent reason to do so.

As a result of the present growth of the District of Columbia there is more traffic in the area and the parking problems are growing every day. To allow a building greater than anticipated by the code is to increase the congestion we are already experiencing, a function the code is meant to prevent.

This building as proposed will also create a division, not the diversity that now exists. Inevitably, there will be a disproportionate increase in rents and home values and the subsequent displacement in the number of middle income residents needing moderate cost housing.

We respectfully urge you to deny the variance, and let them build to the present limit as permitted by the zoning code thereby avoid creating an undesirable precedent.

Sincerely

Edward Russell Breakwell
Charles Russell Properties
1416 Chapin Street, N. W

cc: Ted Butler A.N.C. Commissioner

BZA
Case No. 16669
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16669
EXHIBIT NO.24