RECEIVED
D.C. OFFICE OF ZONING
2001 FEB 27 PM 4:06

1329 Missouri Ave., N.W.
Washington, D.C. 20011
February 27, 20001

Hand Delivered

BZA 16676

Government of the District of Columbia
Zoning Adjustment
Suite 220
441 4th Street, N.W.
Washington, D.C. 20001

RE: Application of the Washington Hebrew Congregation to 11 DC MR 3104.1 353.1a

To Whom It May Concern:

This is to submit our objection to the above-referenced special exception zoning request to construct 13 townhouses in the 1300 block of Missouri Ave., N.W. As an adjacent property owner, our concerns include, but are not necessarily limited to, the following:

I. Inaccurate Survey Results

- It has been brought to our attention that the survey taken by West Consulting Group on behalf of Montgomery County, MD developer Martin Poretsky is inconsistent with the survey data on file with the D.C. Department of Regulatory Affairs. Based on our review of the developer's survey, it appears that we lose a significant amount of land.

II. Impact On Traffic Congestion

- The 1300 block of Missouri Avenue, N.W. is a main thoroughfare (four traffic lanes and two parking lanes) and snow emergency route. The addition of a major building development that only allows its occupants to enter Missouri Avenue by making a right turn (due to the street's solid double lines) will add to traffic congestion and increase the potential for accidents.

III. Inadequate Parking In A Densely Populated Area

- The development will have 26 parking spaces for 13 townhouses. However, the developer's blueprint indicates that each townhouse unit will have an "English basement", which is actually a ground floor apartment. These additional units will require more parking spaces. Moreover, no provision has been made for guest parking.

IV. Safety Concerns

- Should a fire occur, the entryway and parking area (empty or full) will not accommodate a large emergency vehicle, e.g., a hooking ladder vehicle, to rescue victims from upper level floors.

BZA
Case No. 16676
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16676
EXHIBIT NO.28

- The proposed fence that will separate our house from the development would hinder an emergency vehicle's attempt to reach the side and rear of our property.

V. **Potential Damage To And Impact On An Historic Structure**

- Most likely, the developer's excavation and building process will affect the water table and divert the natural flow of water to other areas.

- The constant flow of traffic immediately next to our home (which is believed to have been built in the mid-to late 1800s) eventually will cause structural damage. This traffic also will increase noise and air pollution in the area.

VI. **Aesthetic and Environmental Concerns**

- As proposed, the development will significantly increase the population density of an "already-crowded" neighborhood and will negatively impact the beauty of historic national parkland (greenland), which is between Military Road School (a designated historic landmark) and our home (historic landmark application pending).

- It is our understanding that a spring/stream runs under our property and the adjacent property, which could mean that the area is a designated "wetland". (Note: The land's percolation ability is extremely poor.)

- Overall, the builder does not appear to be concerned about well-planned neighborhood development and wants to place 13 townhouses on a lot that should have fewer hosing units. We ask that you consider if each unit should be a sub-division under R-5A zoning requirements.

Thank you for the opportunity to present our concerns regarding the proposed townhouse development.

Sincerely,

Carol Lightfoot Walker

for George M. Lightfoot

Cc: The Honorable Adrian M. Fenty
Ward Four City Council Member

James H. Jones
Chairman, ANC 4A

Riddick Vann
ANC Commissioner, 4A04