312 D Street, NE
Washington, D.C. 20002
February 12, 2001

BZA 16703

To Whom It May Concern:

Re: Application of Andrea Schenck and John Zinsser to construct a garage roof garden at 308 D Street, NE, located in an area zoned R-4 and within the Cap Overlay

Since 1966 my husband and I have been resident owners of the property located at 312 D Street, NE. During these many years we have "had a voice" in numerous historic and zoning issues on Capitol Hill and within the immediate vicinity. In conversations with the applicants I have gleaned that the proposed application will not tend to adversely affect the use of neighboring property and conforms to the general intent of the regulations concerning areas zoned R-4. Therefore I support the application with the following reasoning:

- Design. Although I have not seen the architect's (Gary Hallewell's) plan, I am familiar with some of his commendable work elsewhere on Capitol Hill. Also, it is laudable that the design will appear on the HPRB Consent Calendar. Therefore, I presume this hurdle will be made with few problems.

- Zoning. The inner alley lots of the Square in question, 780, are parking lots, granted by the BZA some years ago. There is not adequate "green" screening to protect the neighboring environment. Therefore, I would hope that the regulations, perhaps 2503.2, etc., could be used to support this application in order to provide an additional "screening wall" for the residential area abutting the parking lot.

In conclusion, I hope the response to this application will be favorable, and that the application will be approved.

Sincerely,

Becky Fredriksson

Becky Fredriksson
(202) 544-1203

BZA
Case No. 16703
Exhibit No. 23

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Board of Zoning Adjustment
District of Columbia
CASE NO.16703
EXHIBIT NO.23