APPLICATION NUMBER 16719

The following is submitted in response to Application #16719 which requests a variance from subsection 2001.3 to allow an addition to a row dwelling that is nonconforming as to lot occupancy (Section 403) in an R-4 District at premises 633 A St SE.

The first concern regarding the proposed construction of a greenhouse and open roof deck at 633 A St SE are the issues of privacy and noise. Neighbors are concerned that the addition of open entertaining spaceø on the roof at 633 A St SE would adversely affect the current relative quiet atmosphere on the street which homeowners greatly value.

The second concern is the applicants' failure to demonstrate the necessity for this variance for the purpose of construction of the roof addition. The applicants have not shown any exceptional or undue hardship that would support such a variance. Some case law supports a variance of this type where a dwelling is land-locked and the homeowners therefore deprived of any outdoor space for personal enjoyment. Such special circumstances do not apply to this application where the homeowners enjoy exclusive use of a large back garden.

The third concern is the issue of precedent. The language of the variance regulations cites the necessity of "ëxtradrdinary or exception situations", "exceptional practical difficulties" or "exceptional and undue hardship" to justify a variance from the strict application so as to relieve the difficulties or hardship. The granting of this application for a variance under the circumstances described above would result in a loose rather than strict application of the zoning regulations. Homeowners must rely on the protection of the DC zoning laws including the strict and consistent enforcement of regulations concerning variances.

For these reasons the undersigned oppose Application #16719.

Allene Bidwell 635 A St SE
Douglas Cannon 624 A St SE
Marjorie Anderson 632 A St SE
Darrell Kennell 639 A St SE
Peter Mccarthy 641 A St SE
Faith Brightbill 629 A St SE
Charles Andrew Fowler 15 Browns Crt SE
Jeanne Jewett 606 A St SE
Marjory B. Long 621 A St S.E

BZA Case No. 16719 Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16719
EXHIBIT NO.25