906 East Capitol St. NE
Washington, DC 20003

22 October 2002

Board of Zoning Adjustment
441 4th St. SW, Suite 210
Washington, DC 20001

D.C. OFFICE OF ZONING
2002 OCT 23 PM 3:46

RE: Case No. 16735 (Application of Beverly J. Anderson)

To Whom It May Concern:

Like many of Ms. Anderson's neighbors, I have two concerns about the proposed addition:

1. The possibility that business activity will increase in this residential neighborhood.

2. The possibility that the already difficult parking situation in this neighborhood will become even more difficult.

My understanding is that Ms. Anderson intends to reside in the proposed addition herself, and that she does not intend to change the nature of her current business conducted in the existing structure. If this situation were permanent, I would not be concerned about the two points listed above. Ms. Anderson conducts her business only during normal daytime weekday business hours (when parking is not a major problem) – i.e., she does not do business in the evenings or weekends. And because she intends to reside in the proposed addition, I believe that the addition would not be used to expand the volume of business activity. Indeed, Ms. Anderson has been a sensitive and welcome neighbor, and her business has not been intrusive.

However, my concern is about future owners and future uses. What is to prevent future owners from expanding (illegally, perhaps) the business from the existing structure into the proposed addition? This could be tempting, given my understanding that the proposed addition is connected internally with the existing structure. I would feel more comfortable on this point if there were no internal connection. And what is to prevent future owners from extending their business hours to evenings or weekends? Perhaps the zoning laws prohibit such an extension in principle, but I can imagine that enforcement could be very difficult in practice.

I hope that the Board will not approve the variance without being sure that business activity will never occur in the proposed addition, and that business will never be conducted outside of daytime weekday hours.

Sincerely,

John Shore
202-547-7339

cc: Ms. Beverly Anderson

BZA
Case No. 16735
Exhibit No. 55

Board of Zoning Adjustment
District of Columbia
CASE NO.16735
EXHIBIT NO.55