317 East Capitol Street, SE
Washington, DC 20003
Wednesday, March 13, 2002

Board of Zoning Adjustment
441 4th Street
Suite 210-S
Washington, DC 20001

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- RE: **Application No. 16854 of Mr. & Mrs. Charles Holliday,** pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, and a variance from the minimum lot width requirements under section 401, for the construction of a flat in the CAP/R-4 District at premises 315 East Capitol Street, S.E. (Square 787, Lot 35).

Dear Sirs/Mmes:

We would like to appear and participate as parties in opposition to the variances requested in the above referenced proceeding before your Board. At the moment we contemplate appearing on our own behalf, although we would like to reserve the opportunity to engage counsel. We and our neighbors have shared our concerns with ANC6B, which has voted unanimously to oppose both variances.

We are the owners of 317 East Capitol Street, and as such are next door neighbors to the vacant lot in question. Our property is separated from 315 East Capitol by an alleyway of approximately 15 feet. We understand that until 1968, 315 contained a house of similar stature to our small Greek Revival Farmhouse. If the applicant's request is granted, our house, one of the earliest on the Hill, will be dwarfed by the proposed structure, which would loom 44 feet high, sixteen feet wide, and 77 feet long. The sheer mass of the building will seriously impact our light and ventilation. In addition, the creation of a two family flat on a 16 foot wide lot creates a density unanticipated by the zoning code that allows two families per 18 feet. It can only make the demand for parking and other services in our immediate area worse.

As a part of his application, the applicant has submitted plans that propose a side entrance to the 315 cellar/basement, creating a hazardous situation in our alleyway.

These are some of the relevant factors that demonstrate how we will be aggrieved by approval of the applicant's request. If you would like additional information, in support of our request for party status, we will be happy to provide it.

Thank you.

Very truly yours,

James and Olivia Jones

BZA
Case No. 16854
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16854
EXHIBIT NO.36