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321 E. Capitol St. SE
Washington, DC 20003-3808
March 18, 20002

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

Re: Application No. 16854 of Mr. and Mrs. Charles Holliday, *pursuant to 11 DCMR sec. 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, SEC. (Square 787, Lot 35.)*

Dear Members of the Board:

My husband and I, Albert and Margaret Crenshaw, would like to appear and participate as parties in opposition to the variances requested in the above referenced proceeding before your Board. We expect to represent ourselves. Although we are not an adjacent neighbor, ANC6B, voting unanimously to oppose both variances, reflected our concerns about the damage the proposed structure at 315 East Capitol St., would do to the entire block. The structure is simply too high and too large to be constructed on a substandard, 16 foot lot.

First, at 4,900 square feet, it will be nearly 1,000 square feet larger than our property, and at 74 percent lot occupancy, it would far exceed our lot occupancy, which is less than 60 percent. While it might be financially advantageous to have more square footage and seek a variance to place a garage on our property, the density of our block is such that such additional building on our property would seriously compromise Square 787. The Holliday proposal would likewise seriously harm the block. Already there is insufficient parking, garden space, and air and light for the demands placed on this block, which it must be noted marks the boundary between the Capitol, the Supreme Court, the Library of Congress, the Folger Shakespeare Library and the beginning of the Capitol Hill residential neighborhood.

Second, the north side of the 300 block of East Capitol Street currently has two towering edifices, one a large apartment building and the second a former apartment building converted to condominiums. These structures make the alley on the north side of the street a canyon. The south side of the 300 block historically provided the residential transition called for architecturally, as it features only townhouses. Of most importance were the townhouses located on the alley of the south side, one the small Greek Revival farmhouse now owned by the Jones Family, and the other a small, "twin" wood frame structure, which unfortunately in the late 1960s was demolished by the Folger Shakespeare

BZA
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EXHIBIT NO.40

Library and turned into a parking lot. These two structures anchored the larger brick townhouses to their east and west. If a house comparable to the original wood structure at 315 were to be built, it would replace the "lost" bookend to the Jones' residence and return the streetscape to its original proportions. The proposed Holliday structure will create another canyon wall, comparable to the north side of the street but architecturally out-of-place on the south side.

Third, Mr. and Mrs. Holliday have not to date made the case for hardship that a variance requires. The Hollidays could build a smaller house on the property. If that is not their choice, there have been other offers for the vacant lot that exceed Mr. Holliday's purchase price.

Finally, the alley entrance proposed for the apartment in the Holliday structure causes us serious concern. That alley is often blocked by commercial and service vehicles. It is also used by commuters and other Capitol Hill residents as a "short-cut" from East Capitol to Independence Ave., SE, allowing drivers to escape the back-ups on Fourth Street. Almost daily we have trouble driving from the rear of our house down that alley. To worry about a pedestrian entry to the alley would be an additional burden.

Thank you for your consideration, and we will be happy to provide any additional information you might require in support of our request for party status.

Sincerely,

Albert B. Crenshaw Margaret P. Crenshaw

Albert B. and Margaret P. Crenshaw
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