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2002 APR 22 PM 12: 55

321 E. Capitol St. SE
Washington, DC 20003-3808
April 19, 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, had applied to participate as parties in opposition to the variances requested in the above-referenced proceeding before your Board at its April 9, 2002 hearing. I attended the hearing on our behalf and agreed to a consolidation of party status with our neighbor, Mr. Timothy Burr. Unfortunately, at 12:15 p.m., I had to leave the hearing in order to return to my office for a mandatory afternoon meeting. In light of the fact I was unable to add some personal comments at the hearing, I submit the comments below, having been informed that the hearing record would be held open until April 22, 2002.

First, a number of concerned neighbors attended the hearing to express opposition to the Holliday application above. They and others signed a petition in opposition to the application, which I had intended to enter as an exhibit. It is attached now as an exhibit to this letter.

Second, there appears to be a misunderstanding among various individuals involved in the proceeding about what Mr. Holliday can build at 315 E. Capitol St., as a matter of right. If as a matter of right he could build the structure he proposed at the hearing that would cover 60 percent of the lot, then why must the BZA hear the application at all? My husband and I contend that a variance raises the approval standard and requires the Board to examine the "totality" of the project, its placement on the lot in question, and its impact on the block. In this case, the house is severely disproportional to the space. It is too high for such a narrow lot and dramatically changes the streetscape. It should not be higher than the peak of the Jones' frame house across the alley. By removing a floor or eliminating the basement, this could be accomplished.

BZA
Case No. 16854
Exhibit No. 54

Board of Zoning Adjustment
District of Columbia
CASE NO.16854
EXHIBIT NO.54

Third, the house extends too far to the rear and as now proposed blocks the light and air of 313 E. Capitol, creating a light shaft that not only significantly devalues 313 E. Capitol, but creates a box that would prohibit egress in the event of a fire.

Fourth, pictures and computer mock ups fail to illustrate adequately the impact the proposed Holliday structure will have on this historic block that serves as a buffer between the government complex and the Capitol Hill residential neighborhood. In this case I encourage the BZA to take a site visit and get the "feel" of the neighbors' concerns before rendering its decision.

Finally, I submit that the neighbors have repeatedly attempted to work with the Hollidays to discuss the above. When we returned home from work on April 18, most of the neighbors received a letter from the Hollidays seeking to meet with us on April 17 or 18. Since those dates had passed, we offered alternative times over the weekend, which conflicted with Mr. Holliday's earlier commitments. We do question the seriousness of Mr. Holliday's intentions to take our concerns into consideration, but we are continuing efforts to find a mutually agreeable solution.

Thank you for your consideration and thank you for holding open the hearing record to receive these additional comments.

Sincerely,

Margaret P. Crenshaw

Margaret P. Crenshaw
202-546-4847
apdcm@aol.com

Enclosures

We are opposed to the granting of the variance requested in BZA case no. 16854. The building proposed for 315 East Capitol Street, SE is inappropriate in height and depth for that site. In considering its negative impact on the Public Good, we are also concerned that it harms the light and air of its neighbors

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Name	Address	Comment
Paul E. Mueller	319 EAST CAPITOL St. SE	NOT in keeping with original architectural integrity -
KEITH MICHALEK	319½ A St. NE	Too Big and blocks air & light
Partner, namely PATRICIA MOLUMBY	507 EAST CAPITOL	TOO big
LAWRENCE E. MOLUMBY	507 EAST CAPITOL	
Diana Kreis	323 East Capitol St SE	too big / blocks light
Steven Kreis	"	"
	323 East Capitol St. S.E.	Horrible effect on 313 E. Capitol
Donald K. Anderson	325 East Capitol St., S. E.	I am concerned for my neighbors safety in case of fire.
Sara Acheth	325 East Capitol St. SE	Too large and awkward-looking
Richard I. Weal	11 ~~Fourth~~ St, SE	Would destroy the elegance of the neighborhood
Kathleen L Neal	11 Fourth SE	Much too big - takes away from from Cap.
Lauren Cattaneo	15 4th St SE	Too big
Tom Engstrom	319 EAST CAPITOL St. SE	Cuts light too much

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Name	Address	Comment
[signature]	15 4th Street, SE	Too large for lot
Elaine Acevedo	13 4th Street SE	Too large - alley obstructed
[signature]	16 4th St SE	
Dawne C. Whitley	16 4th St, SE	
Constance Burr	316 A St. SE	Should be no bigger than original house on lot. Overwhelms lot + block profile. Blocks light.
Rosemary Freeman	312 A St SE	~~I~~ would welcome new neighbors but only if they can build to accommodate the small space.

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Name	Address	Comment
GARY STAPLES	305 MARYLAND AV, N E	
Matthew Stage	305 Md Ave NE	
Janet Steigen	323 Constitution	