TO: Zoning Adjustment Board
RE: Application No. 16874
May 22 ,2002

4921 Quebec St., NW
Washington DC 20016

To Whom It May Concern:

I own and occupy a house across the street and one house down from the applicants' house. Their sideyard footage will not affect me directly. My concern is that the special exception if granted may establish a precedent for future exceptions by other Spring Valley owners. At this time of building huge houses or adding additions that push the limits of the zoning regulations, such a special exception as this one could be fueling the over-building fire. I am afraid that once one exception is granted a precedant is set and it becomes easier to obtain other exceptions by any owner

One of the beauties of the Spring Valley neighborhood is the good space between houses affording some privacy and siting each house gracefully on its lot. This is an aspect that should be preserved. Environmentally there is a change affecting the next door neighbor when one builds close to the property line. Wind currents can change angles and flow and the amount and angle of sunlight on the neighboring property can be effected. Air conditioning condensers and heat exchange condensers on the ground of the subject house raise the noise level for the neighbors. During the warm months the sunlight reflected off the slanted roof of the addition hits the next door house with added strength being closer to the next door house than it was before. A result is that the neighbor's house becomes warmer than before so more air conditioning is used leading to more air pollution in the atmosphere.

Several other neighbors feel as I do about setting a precedent for future applications for zoning exceptions but they do not want to hurt the applicants' feelings by putting their objections in writing. I do not want to hurt feelings either. I am concerned with the long term effect if this exception is granted.

Sincerely yours,

Mary Rose Wilt (202) 362-6591
(Mrs E. J. Wilt II)

BZA Case No. 16874 Exhibit No. 24

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Board of Zoning Adjustment
District of Columbia
CASE NO.16874
EXHIBIT NO.24