July 8, 1958

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001
Fax: 202-727-6072

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Re: Application Number 16891

To Whom it May Concern

I am the owner of the property at 1110 Lamont Street NW (Square 2844, Lot 0110). I am against this application for a zoning variance that would allow the conversion from single-family house to a multi-unit apartment house.

Although it is in the best interest of the neighborhood to rehabilitate the property, conversion to a small apartment building is not. The properties on both sides of the applicant currently appear to be multi-unit properties (although they be rooming houses).

From my observations, residents in both of these properties tend to loiter in front and harass passing pedestrians. Several use the Lamont-Kenyon alley (directly in front of the property) to urinate. On numerous occasions residents from one property have used the alley for, what would appear to be, drug use. Allowing this conversion would likely bring similar residents and add to an already growing problem.

The neighborhood already has its fill of multi-unit rental apartments. There are a number of small apartment buildings located within a 2 block area. Although additional low income units may be needed in the city, there is no reason to assume that these apartments would be set aside for low income.

Parking is another issue. What off street parking will be available for the additional units? Currently, as in most of the city, parking is approaching nightmarish condition. A moderate-sized apartment building (6-9 units) recently opened on the corner of 11th and Lamont with no off street parking. The additional automobiles have already outstripped available street parking. By allowing this conversion an estimated 3-6 cars will need parking space, adding further to the misery of finding a spot.

These houses were designed and built as single-family homes, not multi-unit apartment buildings. The neighborhood would be best served by renovating the property, as a single-family home, and either renting or selling to a single family.

As such, I am against this application.

Regards

Doug Willier
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Washington, DC 20010
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BZA
Case No. 16891
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16891
EXHIBIT NO.29