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OFFICE OF ZONING
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March 31, 2003

BZA
Case No. 17006
Exhibit No. 24

Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

RE: CASE # 17006 regarding the 4 separate variance requests for 1832 11th Street, NW

I strongly oppose the granting of variances for that property.

My personal residence at 1835 12th Street, NW is 30 feet from the portion of the property in question that would be altered if the variances are approved.

I have been in my current residence for over 22 years, and spent time as did many others volunteering to help initiate the official historic district status for the neighborhood. Granting of the variances and approval of the 100% lot occupancy will undermine the character of the neighborhood. The entire west side of the alley borders residential homes and huge monstrosities which would result from granting of variances would be detrimental to the neighborhood for several reasons:

—reduction of sunlight and restricted air flow. The alley to the South is a dead end for vehicles and airflow is very important in the spring, summer, and fall. Granting of the variances would result in a structure that would result in substantially restricted air circulation.
—reduction in the amount of neighborhood green space. Summer heat buildup is already a problem, and would be exacerbated by granting the variances.
—loss of privacy to the neighbors. The entire side of 12th St. is residential and having this huge 2-story building facing the neighbors would result in a reduction of privacy for individual property owners and a reduction of property enjoyment and property value.
—concern because of no visible space for trash collection receptacles. Occupants of a building of that substantial size can be expected to generate substantial trash. Building contractors thought a computer school was being built on site, others workers thought apartments were being built on site.
—major concern regarding parking in the immediate area. All vehicles entering the alley south off T St. NW must turn around within the alley. My own wooden back fence has twice been knocked down during the last 4 years by nonresidents doing business on 11th Street. There has been a growing problem with these nonresidents parking in private residential spaces off the alley. Granting of the many variance would leave no space for on-site parking behind 1832 11th St. NW.
—There is significant concern among many of the residents whose homes face the alley that granting of these several variances will result in swift requests by 4 to 6 other commercial 11th

Board of Zoning Adjustment
District of Columbia
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Street businesses for similar variances. As property values escalate, these businesses are looking for additional options to generate increased cash flow. There have been multiple cases within the past 2 years on this square block of neighbors being forced to go to Consumer & Regulatory Affairs, Housing Dept., Historic District Preservation Review Board, etc., to enforce current DC codes. We believe future applicants may take advantage of the neighborhood by not respecting building codes, not respecting historic district responsibilities, and thereby accelerating the degradation of the neighborhood's history and charm.
—the quality of workmanship and design on the addition does not benefit the community. The residents have significant concerns with the obvious lack of aesthetic value and tone.

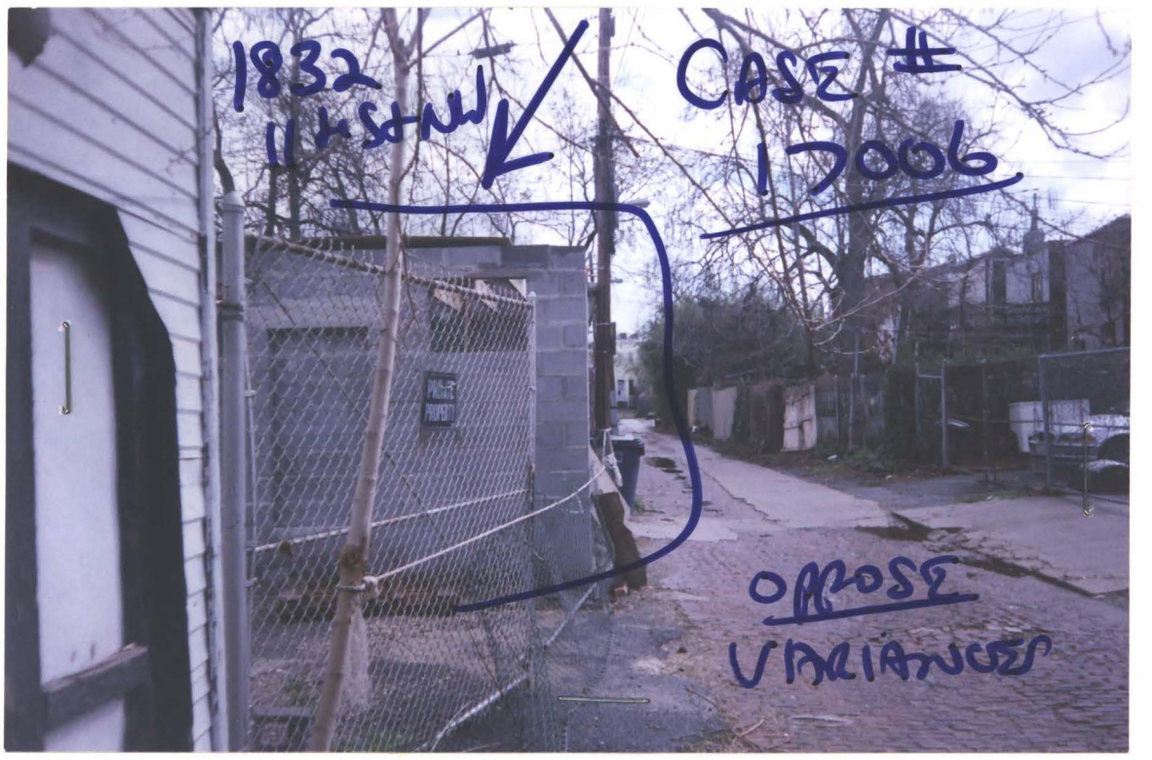
There are substantial concerns. We hope the variances are not granted.

Sincerely,

Robert J. Aagre

photos of building in question enclosed


CASE # 17006
OPPOSE
VARIANCES


1832
11th St NW
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17006
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CASE #
17006
1832 11th ST NW
PRIVATE
PROPERTY


CASE # 17006
OPPOSE VARIANCE
PRIVATE
PROPERTY


CASE # 17006
1832 11th St NW