CENTRAL NORTHWEST CITIZENS ASSOCIATION, INC.

President-Clara J. McNeary

President Pro Tem -W. Norman Wood Jr.

May 27, 2003

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Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, NW Suite 210
Washington, DC 20001

RE: Application Number: 17018

Dear Director Kress,

Founded in 1903, the Central Northwest Citizens Association is one of the oldest Citizens Associations in the District of Columbia. For a century we have advocated for neighborhood integrity, especially in Shaw. CNCA is a founding member of the Federation of Civic Associations which preceded all forms of organized citizen's participation. Having established this proud history, we would be remiss if we did not oppose application 17018 scheduled by the Board of Zoning Adjustment.

For two years, a team of our members labored with the City Council to make significant changes in zoning under rule making case 87-7; approved by the Council in August of 1989, order number 632, made part of the comprehensive plan of the District of Columbia designed to improve neighborhoods and promote cleaner, safer, residential living. Special attention was given to the 8th street corridor that had mixed zoning that included industrial classification. We created areas for apartments and for single family housing. Commercial areas were created for proper balance and to prevent being disorderly.

Our efforts were supported by the provisions of the Municipal Regulations and any change will establish a precedent that will turn this historic district into disaster.

Residents brought homes here to live in notwithstanding the profit of today's market. We have received notice that property taxes will be increased significantly yet does not offer any protection for decreased value caused by zoning changes. Our aging population is not so unresourceful as to sit idly by and not recognize what a zoning change will mean. For example, parking has been worked through cooperation. The application will add six more vehicles. The area or backyard of 1811 will not accommodate parking. The alley access if 8 feet, the "yard" is approximately 18 X 18 feet

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17018
EXHIBIT NO. 25

and has two shade trees planted by the former owner in 1947. The idea of parking in the rear is ludicrous. Damage to the alley from subway construction turned a historic brick alley into a mud pile twenty five years ago. Workers digging out the basement of 1811 took the dirt from their diggings and covered the alley converting it into a sea of mud before bringing in dumpsters and the trucks that dropped them created ruts a foot deep now no one has access to the rear of their homes.

Adjoining the premises of 1811 8th Street, N.W. is an apartment building that has been vacant since 1984. It was damaged during subway construction and is now in total disrepair. Our experiences with this building, that should be razed, continue to be of major concern as we address civil infractions, criminal activity, fires and vagrant use. Residents are objecting to increasing the problem by adding another apartment building.

Certainly, this sends a signal as to what the applicant thinks of the community and gives the appearance of what to expect in the future. Three apartments are not appropriate for this location and we urge the Board of Zoning Adjustment to disapprove the application.

Sincerely,

W. Norman Woods, Jr.
1815 8th Street, N.W.
Washington, D.C. 20001 – 3113

202-234-8017

CC: ANCIB
Office of Planning