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October 6, 2003

2003 OCT 17 PM 3:30

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

Re: BZA Application No. 17079 (Lot 27, Square 818)
417 A Street, SE, Bed & Breakfast

Dear Ms. Kress:

BZA Application No. 17079 seeks a special exception to increase the number of rooms in the Bed & Breakfast located at 417 A Street, SE, from 2 to 4 or 6 rooms. I request that the Application be denied. I do so for two reasons. First, parking is already a serious problem for residents in this neighborhood, and the addition of two-to-four more cars every night will overload an already difficult situation. Second, this is not an appropriate neighborhood for additional commercial ventures. Apart from along East Capitol Street, there are almost no commercial businesses in the area, and there are none of which I am aware on A Street, S.E. for many, many blocks. I encourage you to not grant a special exception and begin the process of altering the character of the neighborhood.

I am sensitive that neighbors need to work hard at getting along, and I am troubled that this issue has caused so many bad feelings between the owners of 417 A Street and others. I do not think there is any way to go back in time, however, and prevent the issue from arising, and I therefore request that you follow existing law and practice, and deny the request for a special exception.

Very truly yours,

Mark Kantor

Mark Kantor

cc: Ms. Mary Wright, Chairperson, ANC 6B Planning and Zoning Committee

BZA
Case No. 17079
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 38

Dear Jerrily Kress: October 6, 2003

Please excuse the informality of this note, but I take the proverbial pen to paper to bring to your attention the BZA Application (No. 17079, Lot 27, Sq. 818) at 417 A street, SE, a bed and breakfast.

It is my understanding that you and others have received numerous correspondences re the zoning applications for the B&B. As I live down the street I have a vested interest. In fact, if you look at the history of this B&B there have been violations of ordinances from the very beginning (eg having a large sign out front announcing the soon to be B&B) to the present special exemption for additional rooms. Along the way, there have been problems where more than two rooms have been made available for use, parking permits beyond what is allowed, etc. And now this.

As you well know, this is a very residential neighborhood and is the attraction to all of us living here, from singles to families with children to the elderly. And it is that ambiance that I am sure makes it attractive to a B&B. Unfortunately they are taking a good thing and pushing it beyond what the neighborhood can support from parking spaces to character of the neighborhood. And what has me writing, is that there is a constant push by the B&B for more. They started out knowing the rules and it was my understanding that two rooms would be it. Now four. And the above mentioned issues above, besides all the ones that I am not familiar with.

With that said, we have the B&B, but lets keep it as to what they agreed to when they changed the single family house to a B&B--a two unit B&B, preserving our neighborhood and even some of our parking.

Sincerely,

Sheldon Harris
500 Independence Ave., SE
Washington, DC 20003