100 Fifth Street, SE
Washington, DC 20003
October 6, 2003

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

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

Dear Jerrily Kress:

I am writing to you about BZA Application No. 17079, which requests a special exception to Section 203.8 of the municipal regulations to increase the number of rooms in the B & B located at 417 A Street, SE, from 2 to 4 or 6. Zoning Administrator, Robert Kelly, previously denied an application to revise the Home Occupation Permit to permit more than 2 rooms, and stated that the applicant was also required to request a special exception to waive the parking requirements of Section 2100.5 of the regulations. I am writing to ask you to deny a special exception to Section 203.8 for any increase in the number of rooms, and to re-affirm the Zoning Administrator's decision that a special exception to waive the parking requirements of Section 2100.5 would also be required by the property.

Parking in our neighborhood is often nearly impossible find for the residents now, and I know that current commercial guests of the B & B already occupy parking spaces during their stay. Increasing the number of rooms would result in additional parking problems for me and my neighbors, some of whom are elderly and cannot walk the 3, 4 or 5 blocks required to find parking on some evenings.

Secondly, this neighborhood is a very stable close-knit residential neighborhood. This is a primary reason that I, and many others, have chosen to make this neighborhood our home, and is what makes it such a desirable place to live. We recently celebrated our 20th annual block party. The commercial traffic we have seen since the B & B opened is not the kind we would like to see increased, which would be the result if you grant a special exception. We feel the increased traffic and density will tend to encourage more commercial encroachment, altering the residential fabric and make-up of the neighborhood, and negatively affecting the quality of life for those of us who make this our home. Many of us feel altering the residential uses in the neighborhood can only have a negative impact on property values.

The public hearing has now been scheduled for December 2, 2003. I request that you consider this matter and deny the special exception. I know that I am not alone in feeling that a grant of this special exception would seriously affect not only the parking, but also the neighborhood itself, one I dearly love and would hate to see changed for the worse. Thank you for your attention to this matter.

Respectfully,

Jeff Campbell

Cc: Mary Wright, Member 6B02
Chairperson, Planning and Zoning Committee
ANC 6B
921 Pennsylvania Avenue, SE
Washington, DC 20003

BZA
Case No. 17079
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 39