October 2, 2003

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

2003 OCT 17 PM 3:31
D.C. ZONING COMMISSION

Re: Advisory Neighborhood Commission 6B
Application No. 17079
Application of Mark Lee Phillips

Dear Jerrily Kress:

Mark Lee Phillips is requesting a special exception to increase the number of sleeping rooms in a bed and breakfast from two to four or six. As a neighbor of Mr. Phillips living at 111 5th Street, SE, **I am seriously opposed to your granting this special exception**. My primary reason for this is the additional burden on parking in our neighborhood. There are already insufficient parking spaces for residents. In many instances, my wife and I are parking several blocks away from our home, a burden when dealing with groceries or other packages, not to mention the safety concerns when my wife arrives home later in the evening.

There is little doubt that current visitors to the bed and breakfast occupy parking spaces during their stay. Adding additional rooms could mean that there would be as many as eight automobiles for a single resident home in an already crowded residential zone. There is absolutely no reason to grant the exception since the owners were well aware of the rules and regulations before they decided to transform a residential property into a for-profit business.

There are many residents, many older who need close-in parking, that share my thoughts; and I hope you will consider seriously their views, expressed in their letters or as signatures on the neighborhood petition. Please keep in mind that our 5th Street neighborhood has many homes, and many of these, such as the one next to me, are rental properties where as many as six automobiles per property are competing for parking. The neighborhood simply cannot withstand the impact from the special exception. Again, I urge you to not grant the Phillips' exception and help us maintain the neighborhood as a family-oriented and friendly environment.

Sincerely,

Robert A. Seward II

Robert (Skip) A. Seward II
111 5th Street SE
Washington DC 20003

BZA
Case No. 17079
Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 40