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6 October 2003

D.C. OFFICE OF ZONING
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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 ask that you deny a special exception to Section 203.8 for an increase in the number of rooms (from 2 to 4 or 6) and to reaffirm the Zoning Administrator's decision that a special exception to waive the parking requirements of Section 2100.5 would also be required by the proposed guest house at 417 A Street.

I have lived at my present address on A Street SE since 1969. The street 34 years ago, and until 417 was renovated as a B&B last year, was residential, a lovely and desirable neighborhood close to the Capitol. I was appalled to learn that 417 was given permission to become a commercial property within this unique neighborhood without any consultation with the neighbors. Now, as I understand it, they are permitted to rent 2 rooms, although they have renovated 6 rooms and plan to rent all 6 if they can gain permission..

I also understand that 417 has applied for the right to obtain parking permits for their guests. And of course they own a car themselves, so that would mean potentially 7 cars associated with one address. The parking situation in the neighborhood is tremendously difficult as it is. To increase the problem because of commercial development by one property owner seems exceedingly unjust. All of the neighbors will be affected by special favors given to one homeowner. There are times now when I must park several blocks from my home after dark because of the pressure of parking. But to tolerate the situation because of the commercial development of a single property owner in the neighborhood will create considerable resentment among the neighbors.

Because the proposed changes (increase in number of rentable rooms and ability to

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EXHIBIT NO. 41

obtain parking permits for guests) will have such a negative impact on the neighborhood, I request that you deny the applications submitted by 417 A Street SE.

Thank you very much for your consideration.

Sincerely yours,

Sylvia Holton