Washington, D.C.
November 15, 2003

Jerrily R. Kress, FAIA
Director, Office of Zoning
441 Fourth Street, NW
Suite 210-S
Washington, D.C. 20001

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

Dear Ms. Kress:

As nearby neighbors of the subject property, we are concerned about the special exception requested by its owners. We feel it will contribute to further exacerbate chronic parking problems in our neighborhood. As persons who are often out late at night, we are regularly frustrated by an inability to get anywhere close to our home upon our return, giving us safety concerns. Additional bed-and-breakfast units in this building or the granting of parking waivers to its guests can only make such parking difficulties worse.

We also are troubled by what might be called "commercial creep" in our neighborhood. With skyrocketing prices in this area has come a temptation by some owners to turn their homes into commercial entities, changing the special residential nature which attracted us to this very block in the first place more than 30 years ago. Single-family houses have been turned into entertainment entities with no actual residents, and more are expected. We already have two bed-and-breakfasts in our immediate neighborhood, one just two blocks north of the petitioners. We don't need additional units for transients.

We are thus opposed to the request for a special exception for the above property to expand its capacity. We have lived with the current arrangement, but we ask you to deny any further changes in its nature. We thank you for your consideration in this matter.

Sincerely,

Michael & Judith Canning

Michael and Judith Canning
21 5th Street, S.E.
Washington, D.C. 20003-1119

BZA
Case No. 17079
Exhibit No. 52

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 52