I AM OPPOSED TO THE BZA APPLICATION # 17079 FOR 2 REASONS

1) PARKING, INCREASINGLY IS A SERIOUS ISSUE IN OUR NEIGHBORHOOD

2) MORE IMPORTANTLY THE MAINTENANCE OF THE RESIDENTIAL QUALITY & CULTURE OF OUR NEIGHBORHOOD WHICH IS THREATENED BY SUCH BUSINESSES AS THIS B&B. WE ARE SUFFERING FROM CREEPING COMMERCIALIZATION, LOBBYING / ENTERTAINMENT VENUES, OFFICES FOR THE CAPITOL etc. WE HAVE TO DECIDE AS A COMMUNITY WHETHER WE WANT TO PRESERVE THIS NEIGHBORHOOD AS A RESIDENTIAL ONE OR NOT!

Jacqueline Eiting

JACQUELINE H. EITING
107 5th ST SE
WASHINGTON, DC 20003

BZA
Case No. 17079
Exhibit No. 73

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 73

506 A Street, SE
Washington, DC 20003
October 23, 2003

Jerrily R. Kress, FAIA
Director, Office of Zoning
441 4th Street, N.W.
Suite 210-S
Washington, DC 20001

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

Dear Ms. Kress:

My wife and are concerned about the proposed special exception requested by the owners of the subject property. The parking situation in our neighborhood now frequently requires us to park far away from our residence, and there have been times when the closest legal parking space has been several blocks away. We have had to weigh the consequences of risking a ticket to park nearer our home or park much farther away, sometimes very late at night. Safety is a big concern of mine as a husband, son (my mother also lives with us), and as a father of two young children. Just today I heard that there was an attempted robbery at gunpoint in the 700 block of East Capitol last evening at approximately 7:00 p.m. I find it very troubling that a special exception is being requested that will undoubtedly change the character of a neighborhood that is now completely residential, and drastically affect the quality of life and the safety of my family and my neighbors. I am opposed to the granting of any special exception to increase the number of rooms from 2, and any waiver of parking requirements. I ask you to deny it. Thank you for your consideration.

Respectfully,

Larry Hodgson

cc: Mary Wright, Member 6B02
Chairperson, Planning and Zoning Committee
ANC 6B

Case No. 17079
Exhibit No. 73

December 1, 2003

Board of Zoning Adjustment
441 Fourth Street, NW - Suite 210 South
Washington, D.C. 20001

Re: BZA Case #17079, Application of Mark Lee Phillips.

Dear Board Members:

Since last year, I have received many complaints from the majority of neighbors of the Bed and Breakfast at 417 A Street, SE, about the proposal first to build and then to expand this Bed and Breakfast, that is owned and operated by Mark Lee Phillips. The complaints ranged over a large number of topics, including concerns about the appropriateness and truthfulness of the applicant in obtaining the building and home occupation permits, the lack of parking spaces and Mr. Phillip's claim of receiving a waiver from DCRA for off-street parking with an inappropriate reliance on parking permits from MPD, and the noise and disturbance of neighbors due to the increase of late evening and early morning traffic - but what it all boils down to is a seriously adverse impact on the neighborhood to which the neighbors have strongly objected.

Now, Mr. Phillips would seek a special exception from the BZA to increase the number of sleeping rooms under his home occupation permit. The neighbors
oppose this; the ANC in which the Bed and Breakfast sits opposes this; and I would like to add my voice in opposition to expanding this Bed and Breakfast in particular and this kind of use in an historic district. While B&B's can contribute to the character of a residential neighborhood, they also can cause disruption in the neighborhood, particularly when they expand beyond 2 rooms and do not provide adequate parking and safeguards for neighbors from noise and other disturbances, as here. This is a topic I believe the District needs to revisit in the zoning code as well.

I would like the record of this matter to reflect that I oppose the grant of a special exception in this case to increase the number of sleeping rooms under this home occupation permit and urge the BZA's rejection of this application. Thank you for your consideration of this matter.

Sincerely,

Councilmember Sharon Ambrose, Ward 6
Chair, Committee on Consumer and Regulatory Affairs

BZA
Case No. 17079
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