June 25, 2004

GOVERNMENT OF THE DISTRICT 0F COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W., Suite 210 South,
Washington, D.C. 20001

APPLICATION NUMBER 17090

I am writing to oppose the application of Lee C. Bauer for a variance ... "to allow a roof deck additon to a free standing accessory garage ... at 2116 O Street, N.W. (Square 69, Lot 146)",

Firstly, there is a misrepresentation of the situation in the application. There is currently no "free standing accessary garage" on the property adjoining the alley. There is only an open space providing two car parking spaces. The application suggests that only a roof deck will be newly constructed ("added") when in fact both the garage and the roof deck will be newly constructed.

Secondly, construction of a garage right up to the boundary of the alley will make the alley even narrower and more enclosed than it is now.

When I moved to Newport Place, N.W. in 1979, the trash truck could pick up trash from the alley. With the steady encroachment of various properties on the alley over the years, the trash truck is no longer able to drive through the alley . It has also been increasingly difficult for residents to drive through a more enclosed alley, not to mention the lack of space for snow removal.

Finally, the construction of a roof deck over a garage built right up to the alley deprives the residents on the opposite side of the alley of a certain privacy in their backyards. From their deck, the residents of 2116 O Street, N.W. would be able to look right into the backyards of their neighbours across the alley. A roof deck that is set further back from the alley would be a less intrusive proposition.

Teng-Siew Boxall
2123 Newport Place, N.W.
Washington, D.C. 20037

BZA
Case No. 17090
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17090
EXHIBIT NO. 23