Jerrily R Kress, FAIA
Office of Zoning 441 4th Street N.W. Suite210-S
Washington, D.C. 20001

January 25,2004

Dear fellow citizens:

Re 17123 to be heard Tuesday March 9,2004 for zoning variance

I have lived in DC for 40 years and on Westover Dr for 16 years. I am writing regarding a request for variance to build two houses (application number 17123) for proposed 3139 and 3143 Westover Dr S.E.. I urge you to consider this proposal very carefully and hopefully you will realize that it **should not** be permitted. I may not be able to attend the hearing as I have been called for Grand Jury Duty to serve from Feb 9 to March 12,2004.

Here are the reasons I oppose this variance:

1) Westover Dr is one of the unique areas in SE with upscale housing. These areas should be preserved at all costs and even expanded to encourage mix communities on the East side of D.C.. Down grading by giving lots sized variance will eventually lead to a change that will start a gradual erosion process leading to a loss of the unique housing in this area. The BZA has already impacted this unique community by allowing a beautiful home to become a house for kids from Maryland awaiting court appointment. Thanks to BZA support only a few kids can be in residence at one time, but if you drive up on any weekend you will find a large area around the house full of parked cars with Maryland licenses making a single narrow lane. These are people attending meetings at the facility-- not an appropriate use of a residential area..

2) the land in this area is clay based and not suitable for building. As my house is sliding I had to get from the city the soil maps for this area. Please look at them if you do not believe me. The proposed double lot has a high elevation with very sloping grade. If you drive by you will see evidence of movement in the house next door and you will find a sink hole in the street with a cone in it that has been there for over a year that demonstrating that this is not a build able site.

3) While you drive by (I hope you do) you will see that the proposed double building will be on the inside of a very sharp turn that is dangerous as is without having any additional driveway or access.

4) the road in that area is very narrow and there is no space for parking on both sides. Across the road from the lot(s) is a very steep grade down to Pennsylvania Ave so there is no option to widen the road.

In closing, I urge you to deny this variance request, but **most of all I strongly encourage and invite you to visit the proposed site** so that you can understand how it will negatively impact the area and is not really feasible despite how it looks on paper.

BZA
Case No. 17123
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17123
EXHIBIT NO. 22

One final point I wish to make is that I recently went to the exhibit on plans for Anacostia and the water front. They are impressive but until you do something about the area of Minnesota and Pennsylvania Ave the plans will only benefit (like so many other things) the west side of the river and not the East)

Thank you for reading and thoughtfully considering the above points.

Sincerely

Sarah Hatch
3148 Westover Dr S.E.
Washington, D.C. 20020