Kenneth T. Durham
909 26 Street NW
Washington DC 20037

May 3, 2004

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, NW Suite 210 South
Washington, DC 20001

RE: Opposition to Application in Case No. 17154

Dear Mr. Griffis:

The applicant wishes to build a house that is not in keeping with size, height and scale of most other single-family residential houses in the Foggy Bottom historic district.

In a larger community, building a house that does not conform to current zoning regulations may have a minimal impact, but the Foggy Bottom community is extremely small, only 3-4 blocks in size, and is already in a precarious condition.

Prior to current zoning and historic preservation regulations, buildings were built and/or modified that destroyed the character of the community. The City has demonstrated its wish not to further erode the character of the Foggy Bottom community via its current zoning regulations, the Comprehensive Plan, and the designation of the Historic District. Making exceptions and allowing multiple variances undermines the intent of the City's plan for this area.

The applicant can build a single-family house with a minimum of variances that is similar in size and scale to most other single-family houses already in the alleys of Foggy Bottom. Moreover, a more limited size house would not adversely affect several neighbors that abut the applicant's property.

BZA
Case No. 17154
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17154
EXHIBIT NO. 31

All Foggy Bottom residents wish they could have more space, but by deciding to purchase property and live in the Foggy Bottom community, they have agreed to live within the current restrictions because it is to the benefit of all community residents to maintain its current character.

If multiple variances are granted, it sends a signal to all current and potential new landowners that they can and should seek to enlarge their houses. If exceptions are made in one instance, won't equity require the zoning board to allow additional exceptions for other property owners? In a small community, such as Foggy Bottom, such exceptions are untenable.

Please reject the applicant's request for multiple variances and protect the character of the Foggy Bottom community. Direct the applicant to build a house similar in size, scale, and height to most other properties in the area.

Sincerely

