BY URGENT FACSIMILE

May 4, 2004

For: Mr. Geoffrey Griffis
FAX: (202) 727-6072

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: Case No. 17154 - Opposition to Application

Dear. Mr. Griffis:

I am the resident owner of a house in the Foggy Bottom Overlay District (FBOD). I am writing to voice my strong opposition to the granting of multiple extraordinary zoning variances to allow the construction of a large single-family house in what has been, for at least three decades, the rear parking lot of 935 26th Street NW. The proposed construction would negatively affect the light and privacy of adjoining properties and increase the density of that area of the FBOD in direct contravention of both the provisions and the intent of the Foggy Bottom Overlay.

Lot 95, as well as all the surrounding structures, pre-date the establishment of the FBOD. The boundaries of the FBOD were so carefully and meticulously drawn that no one could doubt that the intent was to preserve the land-use features and density of all areas contained within. The fact that Lot 95 adjoins areas outside the FBOD and that, nearby conforming dwellings within the FBOD are not "historic" are not legitimate reasons to exempt this property from zoning regulations specifically drawn to preserve our unique neighborhood. The lot in question was never meant to contain a dwelling: it is too small, too shallow and too narrow to permit construction of a house that would not radically change the character of this section of the FBOD.

I would also like to bring to your attention that the FBOD suffers from a shortage of parking spaces. Previous owners of LOT 95 used it to provide parking for their visitors and often rented spaces to nearby residents. The current owners of this lot and the front house at 935 26th Street, NW have a professional office in the house and could continue to use the lot to provide parking for their clients. Adding another dwelling to this area of our neighborhood while eliminating several parking spaces would not be in the best interest of our residential neighborhood.

For all the reasons stated above I strongly urge you to deny the applicant's request for zoning variances.

Sincerely yours,

Melissa Charron

2505 I ST NW
Washington, DC

cc.
Ms. Maria Tyler, ANC2A03

BZA
Case No. 17154
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17154
EXHIBIT NO. 35