415 3rd St., NE
Washington, D.C. 20002-4918
May 19, 2004

Board of Zoning Adjustment
Office of Zoning
Suite 210 South
441 4th Street, NW
Washington, DC 20001

Ref: Application Number 17166

To whom it may concern:

I write to oppose vigorously the application for a variance from the off-street parking requirement under section 2101 being sought for a proposed four-unit apartment building to be constructed at 430 3rd St, NE. I have lived at 415 3rd St, NE since January 1979 and have parked my car on the street during that entire time. During the last several years, the parking situation has become much more difficult as more development has occurred in the neighborhood. At the moment, there is barely enough space on 3rd Street NE for persons living in the neighborhood wishing to park their cars on the street. A number of the cars parked there on any given night have out-of-state license plates, yet still have DC residential parking stickers. The addition of four more cars would tip the balance on the street for existing residents from a tolerable situation of an occasional lack of parking spaces to one where parking in the evening would be nearly impossible. I therefore urge the Board to reject the application on this basis alone.

I further question the other variances being sought. Granting variances to the use provisions under subsection 330.5, the area and width requirements under section 401, the lot occupancy requirements under section 403, and the rear yard requirements under section 404 would establish a precedent for building medium-density rental units on a residential street that has long been almost exclusively composed on single-family dwellings. This would set the stage for similar variances at a later date that would ultimately result in severe overcrowding in the neighborhood. I therefore believe that permitting the construction of a four-unit apartment building at the proposed location would be ill-advised.

Sincerely yours,

Eric D Wedum

Eric G. Wedum

BZA
Case No. 17166
Exhibit No. 27

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EXHIBIT NO. 27