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Julie Stewart
432 3rd Street NE, #2
Washington, DC 20002

May 28, 2004

Board of Zoning Adjustment
District of Columbia
441 Fourth Street N.W.
Suite 220 South
Washington, D.C. 20001

Re: 430 3rd Street NE; Application No. 17166

Dear Members of the Board,

I am writing to express my opposition to the above-referenced Application for various variances, filed with the BZA by the developer of 430 3rd Street NE.

My husband, John, and I own abutting property at 432 3rd Street NE, #2. We are concerned that the proposed multi-unit dwelling will have a negative impact on the availability of on-street parking on our block, as well as on the light, air and privacy we are entitled to and enjoy at our neighboring property. In addition, you should be aware that the Application contains many inaccurate and false statements, including the following:

1.) In Section III. A., Applicant states "[t]he Property has been the source of significant drug activity, rodent infestation, dumping and vagrant squatting." As owners of property abutting 430 3rd Street NE, we can assure you that none of these allegations are true (with the exception of rodent infestation, which was resolved over 18 months ago when a decrepit building that used to stand on the lot was razed). We have lived at 432 3rd Street NE, #2, for 3 ½ years, and never witnessed or heard of any drug activity, dumping or vagrant squatting. We believe the developers included this false statement in the Application to make their plans appear as if they would improve the neighborhood. In addition, it is interesting to note that the Applicant incorrectly identifies the orientation of the property. In Section III. B., Applicant claims the property is "bordered by Third street to the South, a [sic] alley to the North, an [sic] condominium structure to the west and a large multi family apartment building to the east." In fact, 430 Third Street NE is bordered by Third street to the *East*, an alley to the *West*, a condominium structure (my home, 432 3rd Street NE) to the *North*, and a multi-family apartment building to the *South*. This suggests that the Applicant is not familiar with the area, and

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therefore is not in a position to remark on whether the lot is used for the activities mentioned in the Application.

2.) In Section IV. B. 3. (and repeated throughout the Application), Applicant states "[t]he proposed multiple unit residential dwelling does not adversely affect the use or enjoyment of any abutting or adjacent dwelling or property. The light and air available to neighboring properties are not unduly affected, and the privacy of use and enjoyment of neighboring properties are not unduly compromised." It is impossible to make this assertion, using only the information available. We enjoy a balcony on the third floor of our building, which provides an abundance of light and air, and relative privacy as there are no structures abutting our property. Presumably, any structure erected at 430 3rd Street NE that occupies 75% of the lot (as proposed by Applicant) is likely to block the light and air we currently enjoy, and could diminish our privacy, depending on the placement of windows and doors. However, the site plan submitted with the application shows only the lot and proposed structure, but not the buildings on the adjoining lots. Therefore, the impact of the proposed building on our property is unknown, which is inconsistent with the Applicant's statement.

3.) In Section IV. B. 3. (and repeated throughout the Application), Applicant states "[I]n fact the neighbors abutting or adjacent to the Property are very much in favor of the proposed multiple unit dwelling for the Property." This statement is false and deceptive. We are abutting neighbors, and we are not in favor of the proposed multiple unit dwelling for the Property. Further, we were never approached by the developer or the developer's representative, and it was not until a neighbor informed us of the Application that we became aware of it.

We thank you for your time and attention, and urge you to take our concerns into consideration when reviewing the subject Application.

Please feel free to contact me at 202-543-3111 or 202-262-3253 if you have any questions.

Sincerely,



Julie Stewart