## 4.D. Statement how Proposal Meets Specific Tests

### 1. The physical characteristics of the property

A.) Due to the 8′ grade difference between my lot and my western neighbor, my access to light and air and thus the use and enjoyment of my property is severely impaired. These will be equitably improved by raising the grade 4′. Because of the narrowness of the lot (less than 16.67′ wide), I wish to locate the proposed garage as near as possible to the alley to maximize the light and air to the residences that are situated away from the alley.

B.) This property is unique in another way: every other property has parking provided. As a result, my property has become a "dumping site" for some neighbors on the alley. Two couches, four beds, a mini-refrigerator, and numerous and varied other items, including many loads of construction debris, have been left in the alley adjacent to my property, since every other location has cars.

The DC Department of Public Works has ticketed me five or six times for debris that was not mine, with the explanation that I was still responsible for its removal and for the fines that have totaled $400. I was required to hire trash haulers to remove the trash, which has cost me $1,300. This dumping increases rat harborage in the alley with its related health issues. The proposed garage would require those neighbors to dispose of their own trash and not create a public nuisance.

C.) This property is located in one of the busiest night-life areas in the city with almost no public parking and not infrequent street crime. As a result, when I return home after 6:30 pm, there are no legal parking spaces available. On most such occasions, I have to park several blocks away and walk home. As a woman, walking alone late at night can be frightening, especially on weekends, when some pedestrians are intoxicated. I have resorted to walking down the center of the street to avoid people on the sidewalk, which given the traffic in the area can be dangerous. On two occasions I have been accosted by men who were drunk and rowdy. The proposed changes would give me safe access to my home.

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D.) Since it lacks parking, this property is also unique in that pedestrians walk right by the fence. My house has been broken into three times, always from the rear. In one case, they reached a window 8 feet off the ground. I had a fence with substantial posts but in the last few years, the gate has been repeatedly broken into and in one case, the fence was knocked over. My gas grill and two sets of outdoor furniture have been stolen. A secure garage would form a barrier between the alley and my home.

**2. Public Good**

A.) Granting the application will not be a detriment to the public good. On the contrary, the addition of the garage and deck will improve the safety, public health, and aesthetic conditions of the alley, benefiting all the neighbors. Lastly, it will not only add to my property value and safety, it will also benefit my neighbors by removing what has become a dumping site and eyesore.

B.) I have spoken to several neighbors, showed them the plans, and received their support. Bryan Weaver, the ANC's Single Member District Commissioner for the property, visited the site, reviewed the plans, and approved of them. The ANC's Zoning Committee also reviewed the plans and commented favorably. I have asked the full ANC to consider them at the next meeting.

**3. Consistent with general intent and purpose of Zoning Regulations**

I believe the addition of the garage will be in keeping with the general intent and purpose of the zoning regulations. Since the width is already restricted to 13'-10 ½", relief from the set-back requirement would not cause impairment to the passage of vehicles or people in the alley. The attachments show that the proposed garage and deck would not be intrusive. Instead, it would be a positive improvement to the aesthetics, health, and security of the alley without harming others. Thus, I believe that this proposal is in keeping with the intent and purpose of the zoning regulations.