930 Kearney Street, NE
Washington, DC 20017

January 3, 2005

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Ms. Jerrily R. Kress, FAIA
Director, Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: **BZA Application 17261**
Brookland Union Baptist Church
Special Exception on the Lots at 1415 and 1419 Jackson Street, NE

Via: Fax 202-727-6072 and US Mail

Dear Ms. Kress,

I am a resident of ANC 5A07, the Single Member District in which the subject properties are located.

The Applicant's request for a Special Exception is WITHOUT MERIT for the following reasons:

- The overwhelmingly predominant building type in this section of Ward 5 is residential with few vacant lots within blocks. **AN ACCESORY PARKING LOT IS NOT COMPATIBLE WITH ADJACENT R-1-B ZONIG.**

- Churches in the neighborhood are small institutional buildings in keeping with the scale of residential and commercial development and have no or minimal adjacent parking. **A SPECIAL EXCEPTION FOR AN ACCESSORY PARING LOT SETS A PRECEDENT FOR THE FUTURE LOSS OF ADDITIONAL EXISTING HOUSING IN THE NEIGHBORHOOD.**

- The Applicant appears to have given little thought neither to how the subject properties will be used for uses other than parking nor to how lighting, security and landscaping compatible with the neighborhood will be achieved. **AN ACCESSORY PARKING LOT PROVIDES NO CLEAR BENEFIT TO THE COMMUNITY.**

In conclusion, I urge the Board of Zoning Adjustment to DENY the Application.

Sincerely,

Richard Houghton

Richard Houghton

BZA
Case No. 17261
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17261
EXHIBIT NO. 38