February 15, 2005

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

Re: BZA Application #~~16929~~ 17284

Dear Zoning Board,

The objections to the house at 3120 Pennsylvania Avenue, S.E. are not only aesthetic. The house violates building codes for this area, which were partly designed for safety. The soil on this block is not the most stable kind for supporting construction, and therefore the requirement that a new house have a basement, as well as the height limitation, were designed to protect the individual homeowner, as well as the neighborhood.

Those individuals in the D.C. regulatory agencies who waived those requirements for Ms. Brown, did her no favor.

Those of us in the neighborhood who watched the house go up last Fall, saw just how quickly and shoddily it was constructed. Too tall for a lot so small, it poses potential difficulties not just for the homeowner, but for those who live in the houses on the adjoining lots.

This is a neighborhood of old, sturdily built houses. No one in the neighborhood objected to the construction of a new house on that lot, but they all wanted the new house to conform to the style and quality of the houses that were already here. Clearly this house does not meet those standards.

I realize that the current members of the Zoning Board were not responsible for this situation. It occurred under a previous administration, and you inherited the problem. I also understand the reluctance to initiate the demolition of a house that has already been built.

But I do think it important that the record shows the truth. If a decision has already been made to let the house stand as it is, then we should be informed of that fact.

Also, all the complaints made over the past year should be part of the official record. No one should be able to claim in the future that there were no serious objections to the way this house was constructed, or the way the process was handled.

BZA
Case No. 17284
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO. 17284
EXHIBIT NO. 36

Thank you for your time and trouble in this matter.

Sincerely,

Elizabeth J. Hoare

Elizabeth J. Hoare
Resident,
3150 Pennsylvania Ave, S.E.
Washington, D.C. 20020