Mr. Chairman and members of the Zoning Commission my name is Doris J. Sensabaugh. My husband, Carl E. Sensabaugh, and I own property at 311 P Street N.W., which is adjacent to 1507 4th Street, N.W., the property which has been previously mentioned today.

My purpose for speaking at this hearing is to oppose Mr. Tashir Lee being granted a variance from the minimum lot area requirements under section 401.1 and a variance from the off street parking requirements under subsection 2101.1 as suggested in the site plan.

First, Mr. Lee has ignored our request to cut down the huge oak tree located in the back of his property at 1507 4th Street, N.W.

This tree is growing into the wire fence and damaging the concrete retaining wall on our property. Moreover, the tree's limbs are causing a hazard by falling into our backyard. In addition to being a general nuisance, this tree represents a hazard in the case of a severe storm. It could very easily become uprooted and possibly fall on our property.

When I contacted Mr. Lee on Tuesday March 8th 2005, I told him that my husband and I wanted to be good neighbors but that we would appreciate if he would cut down his tree on the back of his property. The tree is growing into the wire fence and pushing out the concrete retaining wall on our property. He stated that he ,too, wanted to be a good neighbor. Nevertheless, he said that he wondered what the variance had to do with the tree, that the tree provided shade and might impact his next-door neighbor. He also

BZA
Case No. 17298
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17298
EXHIBIT NO. 33

stated that he hadn't been in the back of his property and that he had limited resources. Further, he stated that he didn't know the law on taking trees out, that large trees must have the approval of the city first, and that he didn't know the process.

Nonetheless, I asked Mr. Lee to please put his comments in writing by March 14, 2005 and mail them to us if possible. Mr. Lee took our names and telephone number and said he would call us. As of today April 5, 2005, Mr. Lee has not called us to state what he plans to do about his tree.

Finally, we oppose granting Mr. Lee the variance from the off street parking requirements under subsection 2101.1. If ~~he~~ Finally if Mr Lee is granted this variance and increases the number of units in the building from 4 to 6, there will be a corresponding increase in needed on-street parking.

Since there is not any additional available on street parking space in the vicinity of 1507 4th Street, N.W. (square 521 Lot 835),

Granting this variance will negatively impact the available on-street parking on P Street between 3rd and 4th streets N.W.

Finally, however, if Mr. Lee is willing to cut his tree down we will not oppose his variances.