April 4, 2005

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Government of the District of Columbia
Board of Zoning Adjustment
441-4th Street, NW
Suite 210 South
Washington, DC 20001

Re: Application #17303, 1223 Girard Street, NW (Sq. 2856, Lot 35)

Dear Sirs and Madams:

We are writing to oppose the application #17303 for a special exception to the zoning regulations. We own a house at 1236 Harvard Street, NW which overlooks the subject property and all of the rear yards of houses in the 1200 block of Girard Street, NW.

We are opposing this application because the rear yards of all of these properties are completely exposed since the parking lot for the Carlos Rosario Charter School occupies most of the south side of the 1200 block of Harvard Street. Any special exception will break the "rear scape" of this long block and visually impact the neighborhood. The subject neighborhood is undergoing extreme changes with many renovation projects underway. We strongly feel that the zoning laws, especially for a property currently nonconforming, must be met and upheld so that the texture of the original buildings is maintained.

We attempted to contact ANC1B and the SMD Commissioner for this block but were unsuccessful.

Thank you for your consideration.

Sincerely,

Carolyn P. Serfass
Jeffrey A. Serfass
500 E Street, NE
Washington, DC 20002
202-546-7819

BZA
Case No. 17303
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17303
EXHIBIT NO. 26