



INTERNATIONAL UNION, UNITED AUTOMOBILE, AEROSPACE & AGRICULTURAL IMPLEMENT WORKERS OF AMERICA - UAW

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January 5, 2006

BZA # 17337

Board of Zoning Adjustment
Attn: Chairperson Geoffrey H. Griffis
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

IN REPLY REFER TO
1757 N STREET, N.W.
WASHINGTON, D.C. 20036
TELEPHONE: (202) 828-8500
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Dear Chairperson Griffis and Members of the Board:

On behalf of the International Union, UAW, I write in opposition to the application of N Street Follies, Ltd. (hereinafter "the Follies") for special exceptions and variances to row houses located at 1743 - 1755 N Street, NW. The UAW owns and occupies the building located at 1757 N Street, adjoining the most westerly of these row houses.

At the outset, I emphasize that we wish to see the Follies' property developed and occupied. For too many years, until recent condemnation proceedings were initiated, the owner neglected these beautiful historic buildings and allowed them to deteriorate, to the detriment of nearby neighbors and the larger community. We would like to see the buildings renovated and inhabited, not only to increase the street's safety and to enhance the neighborhood's vibrancy, but also to have the property contributing to the District's tax base. We are mindful that a hotel is one of the highest uses for purposes of generating taxes.

Nonetheless, we have a number of objections to the current application. Our primary objection to the Follies' plan concerns its adverse effect on the alley behind our building, between N Street and Massachusetts Ave. The alley is closed at 18th Street and therefore both ingress and egress is from 17th Street. Unfortunately, at 17th Street, the alley is only wide enough for one vehicle at a time. The UAW's Washington office is primarily a legislative office, and the lobbyists park behind our building. Throughout the work week, we frequently traverse the alley as we drive to and from Capitol Hill. We are very concerned that the proposed 128-car garage will result in traffic tie-ups in the alley and on 17th Street. While the alley may support some additional traffic, in our judgment, the Follies' proposal for 128 additional vehicles far exceeds reason.

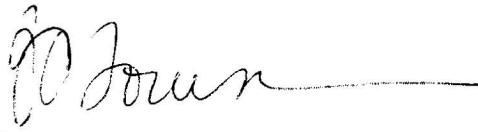
BOARD OF ZONING ADJUSTMENT
Board of Zoning Adjustment
District of Columbia

CASE NO. 17337
EXHIBIT NO. 38

Our additional concerns relate to the requests for variances on height and set-back. The UAW has a brick patio and small garden in the back of our building. Five trees would have to be removed if the Follies were to obtain variances to permit building up to our property line and to the alley. Moreover, an adjoining structure with such height and depth variances would adversely affect our enjoyment of the patio and significantly reduce both our light and air circulation.

For these reasons, we strongly oppose the Follies' BZA application No. 17337. Thank you for taking our views into consideration when you decide this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "B. Somson", with a long horizontal flourish extending to the right.

Barbara C. Somson
Deputy Legislative Director

BS:cw
opeiu494
(1211)
cc: Bob Greene