# TENAC

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November 29, 2005

The Board of Zoning Adjustment (BZA)
District of Columbia Government
One Judiciary Square
441 4th Street, NW
Washington, DC 20001

Dear Members of the Board:

Re: BZA Case #17392
1700 Q Street, NW

I respectfully request that the enclosed letter from TENAC to the BZA on the above-referenced matter be made a part of the official record in that case.

Thank you.

Sincerely,

Jim McGrath
Chairman

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17392
EXHIBIT NO. 40


**D.C. TENANTS' ADVOCACY COALITION**
**REPRESENTING ALL D.C. TENANTS**
**P.O. Box 7237, D.C. 20044, (202) 628-3688**
**Website: TENAC.ORG tenacdc@yahoo.com**



Board of Zoning Adjustment
District of Columbia
CASE NO. 17392
EXHIBIT NO. 40

# TENAC

November 18, 2005

The Board of Zoning Adjustment (BZA)
District of Columbia Government
One Judiciary Square
441 4th Street, NW
Washington, DC 20001

Dear Members of the Board:

Re: BZA Case #17392
1700 Q Street, NW

The Board of Directors, D.C. Tenants' Advocacy Coalition (TENAC), this day voted (12 to 0) to oppose a zoning variance, which would permit commercial use of the property located at 1701 Q Street, NW. TENAC believes such an exception would seriously undermine the residential integrity not only of the Dupont Circle community, but would violate zoning law integrity itself. Twenty years ago in a highly-contested zoning case similar to the one here at issue, *Citizens Coalition v. The Proposed Brookings Office Building*, the Zoning Commission denied a proposed change in residential zoning on the 1700 Block of P Street, NW, directly parallel to this one, with the landmark statement, "All areas of the project which front on the 1700 Block of P Street, NW, *must be devoted to residential use*." (emphasis added) The only difference is that the present applicant's proposed change would be even more egregious, since the change on P Street, NW would have been to *SP*, whereas the current applicant proposes to go flat out *commercial.*

Members of the Board, this neighborhood has had enough. We are besieged with excess commercial development, liquor license proliferation, neighborhood quality of life deterioration, and suffering by nearby tenants and other residents. The applicant, an ANC commissioner, should know better than to seek to foist such a variance on his neighbors and his neighborhood, but since he apparently does not, and for all of the reasons stated above, we respectfully ask that the BZA deny this application.

Sincerely,

Jim McGrath
Chairman

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