

Christy A Papageorge
2333 Branch Avenue SE
Washington, DC 20020
November 04, 2008

Government of the District of Columbia
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 200/210-S
Washington, DC 20001

Re: VARIANCE APPLICATION NUMBER 17837

To Whom It May Concern:

I have lived in Hillcrest well over fifty years and I wish to bring to the attention of the Office of Planning a major problem with the above referenced project. Although I could go on in some detail about the traffic problems this will exacerbate (all of the vehicles from this project will have ingress and egress from only one spot on Branch Avenue) and the environmental/erosion problems this could cause (this is probably the steepest land in Hillcrest) there is one critical issue which casts a shadow over this entire proposal.

In seeking a wide array of variances the applicant is essentially trying to increase the density on this land from R-1-B to a higher density. This is tantamount to a back door rezoning. The Board of Zoning Adjustment should not be rezoning properties through variances. This proposal is simply not consistent with the Comprehensive Plan and it is the responsibility of the Board and the Office of Planning to make sure it is.

Underlining this "rezoning" attempt is economics. It is a matter of public record what the owner paid for this land and there is also a preponderance of opinion that they massively overpaid for it. Needless to say, given the zoning and the utility of this property a prudent buyer would have paid far less. In seeking to rezone the property through a myriad of variances the applicant is in essence asking the Board to bail them out for making a bad business decision.

Although there is a great deal of room for argument whether the Federal Government should be bailing out banks and other financial institutions in today's economic climate surely there cannot be much debate as to whether the Board should be taking the position of bailing out developers who proceeded in such a reckless manner. For the foregoing reasons I am adamantly opposed to this proposal as are a very large number of residents in our community.

Sincerely,


Christy A. Papageorge

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17837

EXHIBIT NO. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.17837
EXHIBIT NO.32

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