

Cynthia Kay Stevens
1704 Hobart Street NW
Washington, DC 20009

Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

May 7, 2018

Re: BZA Case 19629, Response to OP Supplemental Report 2

Honorable Chairman and Members of the Board,

Thank you for your willingness to consider my response to OP Supplemental Report 2, filed May 1, 2018. I will be brief:

1. The OP Supplemental Report 2 confirms that **no conversion** of the Applicants' tax lot to a record lot is needed to: (a) maintain, or (b) upgrade it (via paving) as a parking pad. Moreover, conversion to a record lot is **not** necessary to obtain a Certificate of Occupancy, so the Applicants may pursue parking rental income without any change in lot status.
2. In addition, the construction of a principal structure **would** require conversion of the property to a record lot. Yet, OP confirms its recommendations from supplemental report 1 to **deny** the requested variances for conversion to a record lot and for the alley centerline requirement.

As I indicated during our February hearing, I have no particular problem with the Applicants' desire to build a structure of limited height *if it were to conform to existing zoning regulations*. However, I remain opposed to building a structure that would leave only 15 feet of roadway at a critical juncture along our three-block long alley in which pedestrian and vehicular traffic converge.

The Applicants' attorney has argued that my concern should be dismissed because DDOT concluded that the Applicants' original plans posed no adverse impact on the District's transportation network. In reviewing DDOT's Comprehensive Transportation Review guidelines, I learned that their process considers primarily the number of additional trips a proposed project will bring to the area—an outcome that would be minimally affected by the addition of a single-car garage. I respectfully submit that DDOT's criteria fail to capture the neighborhood impact of creating a chokepoint in a long, narrow alley bordered by nearly 100 homes and should not be used to dismiss this specific concern.

Thank you for your time, patience, and effort in hearing all sides.

Sincerely yours,



Cynthia Kay Stevens
(202) 506-7944
ckstevensphd@gmail.com

Board of Zoning Adjustment
District of Columbia
CASE NO.19629
EXHIBIT NO.105