

Cynthia W. Pratt
1710 Hobart Street, N.W., Washington, DC 20009
cprattdc@msn.com

March 18, 2018

Frederick L. Hill, Chairman
Board of Zoning Adjustment
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: BZA Case 19629 as revised 3/14/18 (Exhibit 77)

Dear Chairman Hill and Board Members:

I am co-owner and resident since 1975, with my husband Lawrence Rickards, of the house and property at 1710 Hobart St. NW. Our home is within 100 feet of the proposed construction under discussion.

Despite major revisions to the Applicants' original request, we still oppose the zoning variances requested in Case #19629 which would allow construction of a new garage on an alley lot in RF-1 zone (Square 2588, Lot 827) to the rear and west of 1665 Harvard St, NW and overlooking 1701 Harvard.

We recognize that the garage proposal has been scaled back from a two-story, single-family dwelling proposed in 2017, and again from the two-car garage proposed in February 2018 to a one-car garage in March 2018. However, it appears that (with perhaps one exception) the variances needed for a one-car garage are *the same ones* needed for a two-story dwelling, as originally requested by the Applicants. In other words, the BZA's permission to build a one-car garage would have the same practical effect as permission to build a two-story dwelling.

Further, the Applicants are absentee owners whose permanent residence is Reston, VA when not living overseas. Clearly they are not requesting variances to enhance their own quality of life. But whether for their own use or rental, the cost of building a single-car garage on this site makes zero economic sense; it's already a two-car parking pad. Logically, we can therefor only conclude that their latest request for zoning relief is an attempt to accomplish what they wanted from the beginning: a two-story dwelling + roof deck.

Thus we believe all the reasons for opposition to earlier proposals are still relevant. These are stated in my letter of 2/19/18 and in earlier and/or updated letters of at least 12 other opposing neighbors.

We urge the Board to deny the requested zoning variance.

Sincerely,



Cynthia W. Pratt