

Government of the District of Columbia  
Board of Zoning Adjustment  
441 4th Street, NW  
Washington DC 20001

RECEIVED  
D.C. OFFICE OF ZONING  
April 21, 2019  
2019 APR 26 PM 12:18

Dear members of the Zoning Board:

The following residents (Karen Ryan, John Robinson and Jennifer Asante, and Caroline Andresen received notice of an April 28<sup>th</sup> public hearing concerning the BZA application of Robert Thorsen #19978. Mr. Thorsen is asking for special exceptions for height and setback requirements on 775-rear Fairmont Street NW, square 228, lot 0862.

As property owners within 200 feet of this property, we Do Not support this application for the following reasons.

1. The height limitation set forth under E, 5102.1; Language clearly states 20' max for alley structures. Adding a second floor and roof deck would exceed and impact our right to privacy.
2. We all purchased our property knowing that an alley backed up to our properties with understanding that it was zoned as a 1 story commercial building.
3. The intended property states plans for building a rooftop garden. This would create noise, unwanted lights and other activity that was not designed for that zone.
3. Cable, and electric cables would need to be removed and reinstalled creating outages if a second story was added.
4. The property is not zoned for residential so we believe there could be problems with safety issues entering and leaving the building, and overcrowding by adding demand for street parking on an already crowded street.

We are urging the Zoning Board to reject this change in the zoning.

Sincerely,

Karen Ryan  
Owner  
767 Fairmont Street NW  
Washington DC 20001

John Robinson  
Jennifer Asante  
Owners  
769 Fairmont Street NW

Caroline Andreson  
Owner  
771 Fairmont Street, NW  
Washington, DC 20001

