

Cochran, Patricia (DCOZ)

**From:** Jane Luxner <j.luxner@gmail.com>  
**Sent:** Wednesday, July 3, 2024 1:10 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Written Testimony for July 3 Board of Zoning Adjustments- Case 21141- Comments in Opposition

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Dear DC Board of Zoning Adjustments,

We are writing with written testimony for the July 3 Board of Zoning Adjustments Hearing with comments in opposition due to concerns regarding zoning case 21141. We are the owners of 5020 Belt Rd NW directly behind the property across the alley where the 2 car garage would be built and seen in several of the submitted photos accompanying the application. When exiting our house the new garage will reduce the view open space however our biggest concern is the conversion of the unit from primary use of a small storage unit (no car) to a two car garage with drivers, we presume, going in and reversing out on a daily or weekly basis. Given the tight space adjacent to our retaining wall we are opposed to granting a special exception and suggest the full 12 feet of required distance from the center of the Alley be adhered to if the current structure is going to be expanded and used as a two car garage. We are particularly concerned about potential damage to our retaining wall .

Thank you,  
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