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March 20, 2018

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

Statement in Opposition to Application of Timothy and Charlotte Lawrence
Case No. 19629

This statement supplements the statement in opposition I filed on February 19, 2018, Exhibit 65. After reviewing the applicants' latest amendment filed as Exhibit 77, for the reasons stated in my prior statement and the following, I request that the Board deny the relief requested.

Record Lot – Counsel for the applicants filing of March 14, 2018, Exhibit 77, seems to imply that the Zoning Commission did not know what it was doing when it set the 1800 square foot requirement for an alley tax lot to be changed to an alley record lot. Counsel is suggesting that this Board rewrite the Zoning Commission's regulations rather than apply the regulations to the facts before this Board in this case. The approach is overly broad and not in keeping with the regulations.

Counsel for the applicants notes that this is a modest garage, but the relief requested is not modest. For a lot of 557 square feet, they are asking for 69% relief from the minimum lot size for recordation required by Subtitle C §303.3(b). This request would eviscerate the clear meaning of the regulation.

Coalition for Smart Growth Filing of March 14, 2018 – Exhibits 76 and 90

Coalition for Smarter Growth asks that as a rule this Board allow all alley tax lots to become record lots. This case is an example of why that policy should not be in effect. While encouraging development of some alley lots may be appropriate, this is not the case. To become a record lot without review of the nature of the alley lot could result in undue hardship to other properties.

Timothy Lawrence's Letter – Exhibit 71 – This was introduced orally at the hearing on February 21, 2018 with no opportunity to review, question and refute at the time.

Mention is made in this letter of an assault in the alley without any date information. This statement should be ignored as it is irrelevant. Building a garage will not increase security for anyone. With or without the garage, anyone using this property would still need to walk in the alley. As someone who carefully reads the crime reports as listed in the Washington Post, I have no recollection of seeing any listing for this one. For over 31 years I have been in the alley parking my car on practically a daily

basis, and often late at night. I have had no incidents such as this and have not heard of any in the alley on the neighborhood listserv. The mention of property crimes that occurred 10 years ago is also irrelevant to conditions today. If anything, a garage would decrease security by limiting sight lines for any pedestrian in the alley.

Unique Nature of 1700 Block of Harvard Street, NW

Although the applicants have stated that the subject lot is located at the rental residence they own at 1665 Harvard Street, what is important is that the subject lot is in fact at 1701 Harvard Street and does not abut the rental residence. There are no garages in the 1700 block of Harvard Street. Every lot uses a parking pad for parking as is currently the case for the subject lot. Allowing a garage to impinge upon the necessary alley centerline setback would set a precedent for this already narrow alley.

For all the above reasons and those noted in my filing of February 19, 2018, I respectfully request that the Board deny the requested relief.

Sincerely,

Patricia M. Jayne

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