

FAK COVER SHEET

TO:

2011 JAN 21 PM 4:49

NAME RICHARD NERO
ORGANIZATION Board of zoning Adjustment
FAX 202-727 6072
PHONE _____

FROM:

NAME Evelyn Brewster
ORGANIZATION Park Marconi Apts
FAX 202-234-5176 or _____
PHONE 301 404 3526

DATE 1/21/11
TIME 4:45pm

NUMBER OF PAGES (NOT INCLUDING COVER SHEET) 6

MESSAGE:

Party status for appeal #18152

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18152
EXHIBIT NO. 28

Board of Zoning Adjustment
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CASE NO. 18152
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Affidavit of Evelyn Brewster, President of the 3150 – 16th Street Residents' Association, Park Marconi

My name is Evelyn Brewster. I am of legal age, and currently reside at

3150 - 16th St. NW, WDC 20010 - Park Marconi

Affidavit Deed

- DC Public Library have proposed plans to renovate and expand the Mount Pleasant Library, located at 3160 Lamont Street, NW, Washington, DC.
- The proposed plans call for a three-story expansion off the back of the original library building, extending out all the way to the rear property lot line.
- The proposed expansion will block emergency access from Lamont Street to the rear of the library and adjacent Mount Pleasant apartment buildings and businesses.
- The proposed expansion will also block light and air and will reduce the quality of life for surrounding residents living in the apartments.
- There has been no meaningful analysis of how the proposed library expansion will affect the ability of emergency personnel in any emergency situation to rescue people and property of those in the surrounding area.
- There have been at least two major fires in the past two years along this residential corridor destroying two buildings and damaging a third, plus there was loss of life.
- This corridor is know to the DC Fire Department as a "trouble spot" in terms of the inability of emergency personnel to navigate easily and the lack of adequate hydrant service.
- Residents of the Park Marconi believe the proposed library expansion plans heighten the problem of emergency access and fear for their property and lives.

See attached exhibit for narrative of the concerns.

Washington, DC:

Evelyn Brewster, being first duly sworn on oath according to law, deposes and says that she has read the foregoing AFFIDAVIT OF The 3150 – 16th Street Residents' Association, Park Marconi, by her subscribed, that the matters stated herein are true to the best of her information, knowledge and belief.

Evelyn Brewster
[deponent's signature]

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[deponent's name]

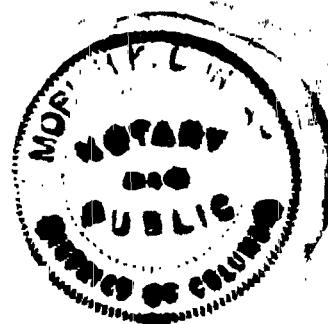
SUBSCRIBED AND SWORN to before me this 7th day of January, 2011.

[Signature]
[signature of the person authorized to take affidavits]

Customer Service Rep / Notary
[title of the person authorized to take affidavits]

My commission expires 1/14/15

2011 JAN 21 PM 4:19



THE 3150 - 16TH STREET RESIDENTS' ASSOCIATION PARK MARCONI

The Park Marconi has stood in the heart of Mount Pleasant for 75 years and was designed by none other than the architect, Robert O. Scholz, who was known for his Art Deco buildings. Located at 3150 16th Street in Northwest Washington, DC the Park Marconi boasts a residency that has lived in the building for as long as 48 years to more recent residents, and neighbors who are multicultural, intergenerational and multi-lingual.

Standing between what was once the historic Meridian Hill Baptist Church and the Carnegie-designed Mount Pleasant Library, this apartment building is home to me and my neighbors.

This affidavit serves as notice of concern to be conveyed to DC commissions, boards, panels, and courts that the Park Marconi is being placed in unnecessary jeopardy. Conveyance of this concern is evidenced by the many letters we, the residents, have sent over the past two years and the number of meetings we attended.

This affidavit also serves as notice that Chris Otten, an ANC Commissioner and local organizer with the Ward One Library Coalition, has been a partner with the residents of the Park Marconi in expressing these concerns to DC leadership and we appreciate his help as our civic partner.

We are deeply concerned because we live within five feet on the South of the now burned out and condemned Meridian Hill Baptist Church and within 10 feet on the West of the burned-out Deauville apartment building on Mount Pleasant Street. The Deauville was totally destroyed in a five alarm fire in March 2008, displacing more than 80 families. Leaping flames from this tragic fire also destroyed the Church. Only the burned shell remains - supported by an iron framing structure.

In November of 2010, a neighbor fell to his death, a mother died from serious burns, an entire family seriously burned with life-threatening injuries, and numerous residents injured in a fire in Sarbin Towers...just three doors away from our homes.

On Christmas Day 2010, a fire occurred on the top floor (5th) in our building, the Park Marconi. To our dismay, horror and deep concern, as we have forecast, the ladder truck was unable to make the turn to enter the curved access road in front of the building. Only the smaller truck was able to gain entrance. Adding to the Fire fighters dilemma and our fear was the

fact that none of the fire hydrants near the building or library were operational. Fire fighters were forced to close 16th Street between Park Road and Irving Street and run a hose from the smaller truck in front of our building across the national park and across 16th Street to a hydrant near the Department of Parks and Recreation building some 175 feet away.

We are thankful that no loss of life or property occurred at the Park Marconi. But, understandably with the number of fires, deaths, injuries, loss of homes and property along this fragile residential corridor, we continually express our concerns that that our area, aptly named by the DC Fire Department a "trouble spot" is a tragedy in-waiting. It is extremely difficult to navigate by emergency personnel. This is quite disconcerting to not only the residents of Park Marconi, but also to our more than 1,000 nearby neighbors.

We believe that these concerns are totally justifiable and meritorious. These life-threatening events make it necessary for us to continue to resist the plans to renovate and expand the Mount Pleasant Library under its current design. Library expansion is needed and welcomed, and we commend the District of Columbia Library Board for its vision. However, we strongly believe and have continuously urged that the renovation and expansion be done responsibly. Unfortunately, our presence at meetings, letters and pleadings have fallen on deaf ears. The plans, in fact, further endanger those of us living near the library and along this dangerous corridor.

The plans call for an addition to the original library that will expand the building all the way to the rear property lot line. This will put the library less than 20 feet from residents living in two adjacent apartment buildings. The expansion further raises the building to a total of three stories, not including rooftop HVAC units. This will block light and air and ruin our quality of life.

Further, a long and high accessibility ramp on the Northwest side of the building will prevent emergency personal and equipment from being able to access the rear of the library and adjacent buildings. Reducing emergency access for this corridor simply is not prudent given the history of disaster on this corridor and endangers the lives of those living at the Park Marconi and surrounding apartments.

Residents in the Park Marconi and the two adjacent buildings on Mount Pleasant, as well as concerned neighbors have asked Fire Chief, Dennis Rubin, to help the community evaluate how best DCFD will navigate emergencies given the library plans. We heard from him twice. First in Spring 2009 when the plans were still in development stage and he said in a

public and recorded meeting, "the greater the distance between the buildings the safer things are for his fire personnel and to limit fires jumping across the building gaps." Chief Rubin was referring to the library's anticipation of bringing the addition less than 20 feet from surrounding buildings.

Then in Summer 2010 and with no changes to the size of the expansion, Chief Rubin said he gave an "eyeball" evaluation of the property and approved the proposed library plans. We felt betrayed and insulted that he provided no meaningful report with calculated data or figures as to what project components were actually evaluated and no analysis of how under the proposed plans, he and his staff would respond to fire and EM emergencies of the more than 1,000 affected residents. We believe the proposed plans will reduce emergency response time to this troubled area.

The proposed addition includes a massive wall attached to the rear of the current structure that will expand to less than 20 feet from our buildings and the buildings behind the library on Mount Pleasant Street. Not only does it encroach upon us, this proposed structure will block precious light and air and limit the quality of our lives. It further heightens any already frightening fire and emergency situation.

In summary, the proposed addition will indeed block an emergency access point from Lamont Street and forever forestall a chance to make this "trouble spot" a safer place to live. Given the last two years and three buildings that have witnessed devastating fires with loss of life and property we fear that the Park Marconi may be next to face these serious consequences.

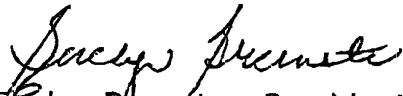
We are seeking help to rectify these plans, bring the plans into compliance with safety protocol, and prevent any additional senseless deaths, injuries, loss of homes and property from occurring because of the failure to act responsibly and now.

Plausible alternative plans have been offered to DCPL and their project managers have met with community leaders to discuss these alternative plans. But, again, DCPL moved ahead with its original plan - ignoring the residents, Fire Chief and EM Chief. Our Councilmember, Jim Graham held meetings to discuss alternatives solutions. But now insists that we move on from this issue. With all due respect to Mr. Graham, he does not live in this corridor and has not had to clothe, feed, and house neighbors who have been displaced. Nor, has he had to attend the funerals and visit the injured. Nor does he have the "founded" fears that we have when we hear the wail of a nearby fire truck or ambulance. And so, this issue of safety still and

continues to be an important matter to us because it directly affects our lives and homes.

The Park Marconi asks that City leadership seek a more reasonable expansion of the Mount Pleasant Library -- one which puts the safety of we, the residents as a priority.

Thank you.

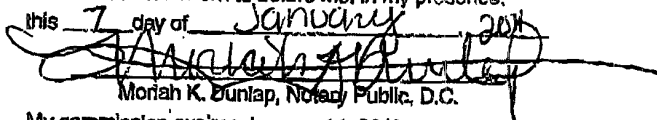


Evelyn Brewster, President
The 3150 16th Street Residents' Association

District of Columbia: SS

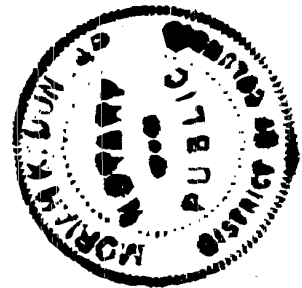
Subscribed and sworn to before me, in my presence,

this 7 day of January, 2011



Moriah K. Dunlap, Notary Public, D.C.

My commission expires January 14, 2015.



18152

Affidavit of Yasmin Romero-Castillo, President of the 3145 Mount Pleasant Street Tenants' Association

My name is Yasmin Romero-Castillo. I am of legal age, and currently reside at

Affidavit Deed

- DC Public Library have proposed plans to renovate and expand the Mount Pleasant Library, located at 3160 Lamont Street, NW, Washington, DC.
- The proposed plans call for a three-story expansion off the back of the original library building, extending out all the way to the rear property lot line.
- The proposed expansion will block emergency access from Lamont Street to the rear of the library and adjacent Mount Pleasant apartment buildings and businesses.
- The proposed expansion will also block light and air and will reduce the quality of life for surrounding residents living in the apartments.
- There has been no meaningful analysis of how the proposed library expansion will affect the ability of emergency personnel in any emergency situation to rescue people and property of those in the surrounding area.
- 3145 Mount Pleasant Street burned to the ground in a five-alarm fire just three years ago. DCFD could not access the rear of our building very easily and in time. The fire spread from the back of our building and also destroyed the historic Meridian Hill Baptist Church, which sat just behind 3145 Mount Pleasant Street.
- Most recently there have been two additional fires (Fall and Winter 2010) that included loss of life and badly injuring several people, including children and destroying more property.
- This corridor is know to the DC Fire Department as a "trouble spot" in terms of the inability of emergency personnel to navigate easily and the lack of adequate hydrant service.
- Residents of the future 3145 Mount Pleasant Street believe the proposed library expansion plans heighten the problem of emergency access and fear for their property and lives and believe the plans risk the work of our association in establishing future affordable rental units where the Deauville Apartments once stood.

See attached exhibit for narrative of the concerns.

Washington, DC:

Yasmin Romero-Castillo, being first duly sworn on oath according to law, deposes and says that she has read the foregoing AFFIDAVIT OF the 3145 Mount Pleasant Street Tenants' Association, by her subscribed, that the matters stated herein are true to the best of her information, knowledge and belief.

[deponent's signature]

[deponent's name]

SUBSCRIBED AND SWORN to before me this 7th day of January, 2011.

[signature of the person authorized to take affidavits]

[title of the person authorized to take affidavits]

My commission expires _____

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18152

EXHIBIT NO. 28

2011 JAN 21 AM 8:34

8152

2011 JAN 26 AM 8:25

Form 140
(Revised 08/17/10)

Case No. _____

PARTY STATUS REQUEST FORM

Before completing this form, please review the instructions on the reverse side.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

NAME: Last Brewster First Evelyn Middle I. _____

ADDRESS: Street 3150-16th St. NW Unit 57 Apt. # (if any) _____ City Washington, DC State _____ Zip Code 20010

Phone No. _____ Fax No. _____ E-Mail _____

301. 404. 3536 202. 316. 3644

I, hereby request to appear and participate as a party. Sincerely, Evelyn Brewster Date 01.24.11

Will you appear as a(n) ☒ Proponent ☐ Opponent Will you appear through legal counsel? ☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel.

NAME: Last _____ First _____ Middle I. _____

ADDRESS: Street _____ Apt. # (if any) _____ City _____ State _____ Zip Code _____

Phone No. _____ Fax No. _____ E-Mail _____

Please answer all of the following questions referencing why the above person should be granted party status.
(If you are not the owner, tenant, trustee, or mortgagee, please state your relationship to the owner.)

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
Fire safety risk; Adverse effect on air and light; Noise nuisance; poor loading ramp < 10 feet from our home; building is inaccessible for & EMS personnel

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
President of the 3150-16th St. Residents' Association and Tenant

3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)
Less than 30 feet from the library which is right next door to our home

4. What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?
A denial of the appeal would allow DC Public Library to expand the current structure to within 20 ft from 4 residential buildings, putting 1,000 citizens in jeopardy for the reasons stated in #1

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.
The lives of residents, their homes and property would be put at increased risk; property values negatively affected

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.
Because we reside in extremely close proximity to the library, the expansion will put us at risk for access by fire & EMS, diminish our quality of life, and overall create a more difficult corridor to manage by police, fire and emergency

Affidavit of Evelyn Brewster, President of the 3150 – 16th Street Residents' Association, Park Marconi

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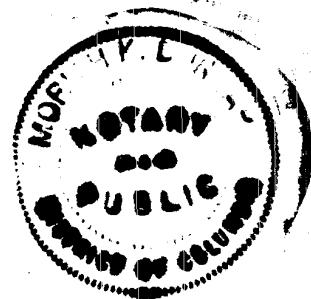
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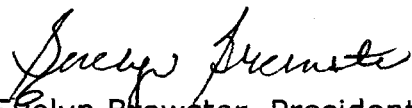
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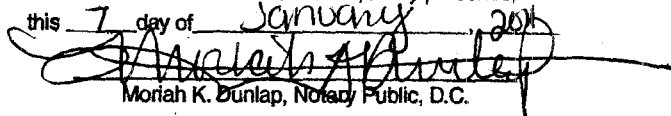
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District of Columbia: SS

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