

February 21, 2012

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From: Patricia D. Roy
819 Randolph St. NW
Washington, DC 20011

To: DC Office of Zoning
Chairperson, Board of Zoning Adjustment
441 4th St NW, Suite 200/210-S
Washington, DC 20001

RE: CASE NO. 18333

Dear Sir/Ma'am,

My next door neighbor, Grant Barker, has submitted a request to turn his already existing three (3) unit apartment house into a four (4) unit apartment house in the R-4 District at premises 821 Randolph Street, NW. Because Mr. Barker's property abuts my home, I am especially opposed to this conversion as well as other homeowners that live in their home on this block for the basic reasons outlined below.

This is a Single-Member District that has a right to add one (1) additional unit. Most of us homeowners have finished extensive renovations. These renovations have been very costly, and have added significant value to our properties and to the community in general. At least four of us have fought an ongoing battle to improve and revitalize this neighborhood. We have engaged the help of city officials to help make this effort a reality. This area of Petworth is right between Georgia and New Hampshire Ave. It was greatly affected by the downward spiral in property values caused in part by vacant and abandoned houses, heavy drug traffic and prostitution. We purchased these properties. One neighbor's home was scheduled for demolition when she rescued it, and has significantly improved it and increased its value. My home was my grandmother's house. I purchased it from her estate because it holds many childhood memories for my family and me. I have invested heavily in bringing it back to life.

What I don't understand is how and when Mr. Barker filed a petition to convert his two unit house into a three unit house without the people on this block being notified of a public hearing for this conversion. Unless there was a recent change in the R-4 District regulations, we are only allowed two units.

There are 11 single family homes on this block plus one four unit apartment building built in 1922 that was grandfathered into the existing regulations. When I moved on this block 10 years ago, all homeowners lived in their homes except for two homeowners. One home was turned into a group home located at 820 Randolph St and the other was rented to tenants located at 825 Randolph St. The homeowners who lived in their home kept up their property. Now, only 3 homeowners live in their home which is Betty McFadden, Lolita Street, and I. Over the past 6 or 7 years, 6 of the homes were sold.

Brandon Harwick, who owns 812 Randolph St, lives in New Jersey. He has turned this home into a rooming house. BMW Enterprise, LLC owns 816 Randolph St which is a rooming house. Laura Ivers who owns the home at 810 Randolph St. has turned this home into a rooming house and does not live there. Grant Barker recently purchased his home at 821 Randolph and currently lives there, but who knows for how long. However he has rented out the basement and 2nd floor to tenants.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18333
EXHIBIT NO. 24

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Jeremy Benjamin-Young is a contractor who recently purchased 823 Randolph St has never lived on the property. He expressed his plans to Ellen Bigham to turn that home into a 3 unit apartment house.

I can't speak on the house located at 829 Randolph St because the new owner purchased the house in 2010 and I don't know if he lives there or rent it out.

Parking has always been a big issue on this block and has become a nightmare. We are constantly bombarded with cars and trucks from out of this area due to people attending to businesses on Georgia Ave, attending church, doctor visits, and especially the funeral home which is on the corner of Randolph and Georgia Ave. There are constant problems with people parking in the alley. I can't count how many times I had to call the parking authority because I couldn't get into or out of my back yard. Parking one or two blocks from my home was the norm for me, so out of sheer frustration, I installed a driveway on my property. However, Ms. McFadden and Ms. Street are still faced with having to park around the corner or next block. It's a shame they're not able to exercise their right to park in front of their home.

Some tenants don't have any regard for other people's property. Ms. Bigham has noted tenants at 810 and 812 throwing trash on the sidewalk and I have noticed trash being thrown in the yard and on the sidewalk from the group home and from 821 from the previous owner's tenants.

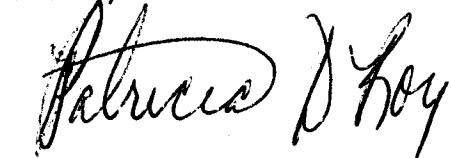
Ms. Bigham, Ms. McFadden and I have observed many tenants moving in and out of the homes at 810, 812, and 816 Randolph St. Also, the up keep of yard maintenance has deteriorated. The grass is not cut as often as it should be and trash is thrown in the front yards.

We (Shirley Gibson, our block captain; Ellen Bigham and Mark Bush who live on the corner of 8th and Randolph St; and Betty McFadden, Lolita Street and I live on Randolph) are concerned homeowners that see the decline in our block. If any of us decide to sell our home in the future, we believe the number of people interested in buying will be lowered as well as there being a decrease in property value. Mr. Barker converting his home into a 4 unit apartment house will only add fuel to the fire. I do understand the Zoning Board may grant special variances, but the residents of this stretch of Petworth are bitterly and solidly opposed to such variance.

Not only are we concerned about Mr. Barker's proposal, but also the other homeowners who have turned their homes into rooming houses. Their action, along with Mr. Barker's request will make this area primarily a rental community. We have a stake in what we have sought to build here and would like it to remain a single family district with a matter of right to add one (1) additional unit.

A Hearing is scheduled on April 17, 2012 regarding Mr. Barker's proposal. I, with the support of other homeowners directly affected by the Board's ruling, respectfully request that you deny Mr. Barker's request. Attached is a signed petition of homeowners who are opposed to Mr. Barker's request.

Sincerely

A handwritten signature in black ink, appearing to read 'Patricia D. Roy', written in a cursive style.

Patricia D. Roy

**Cc: Director DC Department of Transportation
 Development Review Division, Office of Planning, Ward 4
 Muriel Bowser, Councilmember Ward 4
 4C Advisory Neighborhood Commissioner
 Mr. Timothy Jones, Single Member District 4C08
 Mrs. Shirley Gibson, Block Captain
 Ms. Ellen Bigham, Resident
 Mr. Mark Bush, Resident
 Ms. Betty McFadden, Resident
 Ms. Lolita Street, Resident**

Petition in Opposition to Application Number 18333

Mr. Grant Barker requested a variance to convert his home into a four (4) unit apartment house in the R-4 District at 821 Randolph Street NW. Below are signatures by homeowners who are opposed to this conversion. We are concerned homeowners who don't want our block to be turned virtually into a rental community.

Signature

Address

Patricia S Roy

819 RANDOLPH ST. NW (301) 213-1514

Bette J. McFadden

818 Randolph St. N.W.

Ellen F. Biglan

3900 8th St., N.W.

Mark E. Bush

3822 8th St NW

Shirley Glenn Gibson

3904 8th St. NW, 20011