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April 13, 2000

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

VIA FACSIMILE

District of Columbia
Board of Zoning Adjustment
441 Fourth Street, NW, Ste. 210
Washington, DC 20001

RE: Case No. 16565, St. Mary's project, Georgetown University

To whom it may concern:

I am a resident of Cloisters West, owning a property that is directly adjacent to the portion of Georgetown University campus where St. Mary's Hall is located. As a homeowner with a direct view of St. Mary's Hall and parking lot, I have a direct and compelling interest in the changes proposed for St. Mary's.

As you may be aware, for many years, St. Mary's housed offices and classrooms for Georgetown's School of Nursing as well as serving as a dormitory. Several years ago, however, Georgetown replaced the dilapidated dormitory facilities and relocated the students to other residences on campus. Since that time, to the best of our knowledge, only the first floor of the building has been in use as offices and classrooms, while the remaining upper floors have largely gone unused. It is our understanding that the University plans to renovate the currently unused portion of St. Mary's to create more administrative and instructional space. As a very interested party, this seems to be a reasonable use of an existing facility for purposes that would benefit the university while limiting the impact on the immediate neighborhood.

We are aware that some individuals believe any renovations at the University should focus on adding dormitory space. I feel it necessary to note that the large new residence hall the University plans to build is located in an area that is at some distance from any residential area. This, we believe, is an appropriate way to address dormitory constraints and should be encouraged.

We are aware that the issue of traffic and parking will and has caused a need for traffic studies. Although I am not versed in the information necessary for such a study, I can say that recently we had a new school, the Washington International School, relocate to our neighborhood. At that time, there was also a concern about the effects of traffic and parking to the neighborhood. I can say with no reservations that the opening of this school has caused no noticeable traffic problems. As an individual who sees the virtually empty St. Mary's parking facility on a daily basis, it is hard to believe that the currently proposed renovations to St. Mary's would create any parking or traffic problems.

Sincerely,

Mark Chirikjian

BZA
Case No. 16565
Exhibit No. 34

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EXHIBIT NO.34