Rec'd.
APR 18 2000

BOARD OF ZONING ADJUSTMENT
APRIL 18, 2000
APPLICATION NO. 16565, ST. MARY'S HALL
Statement on Behalf of Cloisters West Homeowners Association
by Sidney D.Spencer

My name is Sidney D. Spencer. With my wife, Frances, I live at 3721 Winfield Lane, NW in an area known generally as "The Cloisters". I have been authorized by the Board of Directors of **Cloisters West Homeowners Association** to present the Association's views on the subject at hand.

You will note the emphasis on the name of our association. Our Board feels that it is most important in dealing with matters involving "The Cloisters" that proper distinctions be made between the two homeowners associations that serve the area.

As background, the area known as "The Cloisters" runs two blocks from 35th St on the east between property of Georgetown Visitation Convent and Reservoir Road to Georgetown University on the west. Although the area may appear to the casual passerby to be one, in reality it consists of two ungated covenanted homeowners associations which are completely separate with respect to operating and policy-related matters. The smaller of the two associations is legally named "The Cloisters in Georgetown" (frequently referred to as "Cloisters East")and consists of 29 homes plus a couple of vacant lots on the eastern edge of the area. The larger of the two associations is legally named "Cloisters West Homeowners Association" and consists of three times as many homes--109--running from the middle of the 3500 blocks on Winfield Lane and Reservoir Road west to Georgetown University. To own property in "The Cloisters", one legally must belong to the appropriate association and agree to abide by applicable rules and regulations--which are independently determined by the appropriate assocation's Board and governing documents.

With the above in mind, please recognize that 15 Cloisters West homes are the closest residential neighbors to Georgetown University's main campus anywhere. They share a common property line with the University. And, in fact, they are immediately adjacent to the area which is the subject of this hearing--St. Mary's Hall and its surroundings. Furthermore, there are perhaps as many or slightly more Cloisters West homes which, although not sharing common property lines with the University, are more or less only a street width away. Accordingly, Cloisters West residents have a very great interest in University matters that may have an impact on them.

BZA
Case No. 16565
Exhibit No. 49

Board of Zoning Adjustment
District of Columbia
CASE NO.16565
EXHIBIT NO.49

After hearing from and discussing the proposed renovation and use of St. Mary's as an administrative/office facility with numerous Cloisters West residents, the Cloisters West Board is fully in support of the proposed use. In fact, residents believe that reversion of the facility to dormitory use would be a major step back. Some of our residents have been working with the University to find ways of minimizing difficulties such as noise from night-time passby of students through this area. To put a dormitory in this sensitive spot would be very negative--a major reversal from where we are presently. We further note that the large new residence facility the University is starting to build is at a considerable distance from any perimiter near residential property. We believe that sort of dormitory construction should be encouraged rather than anything that would put more round-the-clock activities out into the neighborhoods.

I can say unequivocally that the position I have just stated has been concurred with by everybody with whom I and our Board have spoken in Cloisters West. I believe you have already received some number of letters and faxes to that effect from our residents, and I have brought with me today 17 more signed copies of a similar position.

Thank you.

Re: BZA Application 16565
St. Mary's Hall

Dear Board of Zoning Adjustment :

As a resident and homeowner living in Cloisters West, which represents 109 homes and which is directly and immediately affected by anything that happens to Georgetown University's St. Mary's Hall, we strongly support the University's current proposal to renovate St. Mary's for administrative purposes.

We oppose the building being used for residential or dormitory purposes. Having students live more central to the campus, which is what the University will accomplish with the SW Quadrangle which will house 780 students upon completion, is far more preferable to Cloisters West than having students living directly behind our homes.

The St. Mary's proposal contains very minor additions both to the interior and exterior of the building. In fact, the exterior changes will actually improve the look of the building from the outside.

The University has worked with Cloisters West and we believe the uses they propose will have minimal or no impact on our homes and its residents and therefore, urge the Board's prompt approval of the project.

Thank you for your consideration.

Sincerely,

James E. McGrath
3601 Winfield Lane NW
(202) 333-3538
April 14, 2000

Re: BZA Application 16565
St. Mary's Hall

Dear Board of Zoning Adjustment :

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Sincerely,

Edward J. Stemmler

April 14, 2000

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Sincerely,

Beth Naser
3663 Winfield Lane NW
Georgetown, DC 20007

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Sincerely,

Dianne Fecteau
3625 Winfield Lane, NW

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Myansa and Bob Carness
3643 Winfield Ln, NW
Wash, DC

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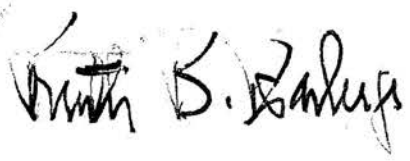
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Louis C Hebert

LOUIS C HEBERT

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Sincerely,

Valerie M Florini

Mario F. Faini

3653

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Sincerely,

Judith S. Perry
3629 Winfield Lane
Washington, D.C. 20007

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Lurie and Michael Lynch
3619 Winfield Lane

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Catherine Kinsella

James J. Gillon

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Julianne Mattimore
3655 Winfield Lane

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David Longtin

3651 WINFIELD LANE

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Mary Bahn
3536 Winfield Ln.

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Ellen and Lee Dobkin
3648 Winfield Ln. N.W.
Wash. D.C. 20007

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Evelyn C. Gilman