Sarah Canzoneri
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OFFICE OF ZONING
DISTRICT OF COLUMBIA

June 20, 2000

Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Application Number 16586

To the Board:

This is to request that my husband, Matthew Canzoneri, and I be given party status in the proceeding regarding Application 16586 of Charles E. Smith Companies for a special exception for the construction of an underground parking garage to be used by the Alban Towers apartment building.

We live at 3716 Garfield Street, NW, directly across the street from the property which is the subject of the application before the Board.

We expect to appear as proponents of the application, though we would urge that the Board's approval of the application be subject to some conditions. I will be appearing on our behalf.

A statement setting forth why we should be granted party status is enclosed. I think it shows clearly that our interests will be "more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public" as required by 11 DCMR 3106.3.

If you need further information or have any questions, please contact me. Thank you very much for your consideration.

Sincerely,

Sarah E. Canzoneri

Sarah E. Canzoneri

cc: Richard A. Nettler, Esq.

BZA
Case No. 16586
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16586
EXHIBIT NO.28

Re: BZA Application No. 16586

STATEMENT OF SARAH & MATTHEW CANZONERI

This statement is being submitted in support of our request for permission to participate as a party in the proceeding before the Board of Zoning Adjustment on Application Number 16586 of Charles E. Smith Companies.

In the application, the Smith Companies are seeking a special exception or, in the alternative, a use variance in order to construct an underground parking garage for the Alban Towers apartment building and residents of 15 townhouses to be constructed above the garage.

We live at 3716 Garfield Street, NW (lot 60, square 1930) and own our home. Our house is directly across the street and about 50 feet from the property which is the subject of the application before the Board.

The only entrance to the proposed parking garage will be directly across the street from our house, about 55 feet from the front door of our house. Moreover, the driveway that will become this entrance will be used as the main entrance and exit for trucks during the excavation for and construction of the garage. I work at home, and my office and our daughter's room are at the front of the house on Garfield Street. Thus, we will be subject to a great deal of the noise and disruption during the construction, and will have to deal with the traffic of the garage entrance afterward.

Garfield is a somewhat narrow street, and the parking now available in the 3700 block of the street is limited. The block is intersected by Wisconsin Avenue and there is no parking on the part of the block east of Wisconsin. On the west side (where we live) there is no parking on one side of Garfield for much of the block. At the same time, the demand for parking is significant. Three of the five houses in our portion of the 3700 block of Garfield are rented to groups of young adults, so there are more than two cars per house on the street. Moreover, some of the apartment buildings have limited parking. As a result, there is a demand for parking on our block not only from the people who live in the block, but from these apartment buildings as well.

In order to allow cars to enter and exit the proposed Alban Towers garage, parking will have to be banned on the entire north side of Garfield Street. This will mean that four to five spaces that are now available for parking in our block will be lost.

Under penalty of perjury, we declare that this statement is true and accurate.

Sarah E. Canzoneri — Date: 6/20/00

Sarah E. Canzoneri

M B Canzoneri — Date: 6/26/00

Matthew B. Canzoneri