16619

May 9, 2001

Dear Board Members,

I wish to inform you that I am opposed to application number 16619 concerning the issue of a variance from the use provisions to allow office use at the premises located at 233 Constitution Avenue, N.E. (Square #758, Lot #39).

As the Board may know, this property requested a variance ten years ago. Public Hearings were held by the Board of Zoning Adjustment and the Advisory Neighborhood Commission 6A. Both hearings resulted in a negative vote. The property owners, however, continued to operate an office for the past ten years without a variance permit.

I have attached papers from the earlier hearings along with pictures of 233 Constitution Avenue, N.E., Washington, DC.

Specifically, I am oppored to the granting of the variance for the following reasons:

1. I wish to live in a residential neighborhood. I do not wish to live in an area with commercial offices.

2. The granting of a variance will create additional flows of delivery and service trucks. These commercial vehicles will have to double park as there is no parking space available during the working hours.

3. The granting of a variance will most certainly be followed by applications from properties in the immediate area. Additionally, as the Board is aware, a decision will affect the six houses in the adjacent block which are presently undergoing negotiations between the D.C. Government, The Smithsonian Institute and various civic groups. These are the properties of the now defunct African Museum

4. There are over four hundred committees of the Congress and thousands of lobby and vested interest groups. The lobbies and special interest groups appear quite often before the Congress. The creation of a variance will create a major disruption to the neighborhood as it will result in additional requests for a variance.

These groups work late into the night whenever Congress has late sessions. The residential area would also become a focal point for the assembly of many of the individuals who demonstrate before the Supreme Court, the Congress and the Capitol. The above mentioned lobby and special interest

RECEIVED
D.C. OFFICE OF ZONING
2001 MAY -9 PM 3:02

BZA
Case No. 16619
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.16619
EXHIBIT NO.37

groups are now dispersed throughout the metropolitan area and should remain so. To enable them to locate in one area would be a disservice not only to the residents, but to the Congress as well.

Sincerely yours,

William J. Bickerdyke

WILLIAM J. BICKERDYKE
122 - 3rd Street, N.E.
Washington, D.C. 20002-7314



233- CONST. AVE. N.E.
16619 15MAY01



233- CONSTI. AVE. N.E.

#16619
15MAY01

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT





April 12, 1990

APPLICATION NUMBER 15304

TO WHOM IT MAY CONCERN:

Official notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Room 9 of the District Building, 1350 Pennsylvania Avenue, N.W., Washington, D.C., on Wednesday, May 23, 1990. Your attention is invited to the following application:

Application of Parry and Romani Associates, Inc., pursuant to 11 DCMR 3107.2, for a variance from the use provisions (Sub-sections 1201.2 and 330.5) to allow office use on the first through third floors of a structure in a CAP/R-4 District at premises 233 Constitution Avenue, N.E., (Square 758, Lot 39).

At the time of the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views concerning this case. All such written views should be sent to the address noted below and must be received by the Board before the hearing on the case is concluded.

This case is in Advisory Neighborhood Commission 6A. Cases in this area will be heard from 2:00 P.M. to 6:00 P.M. All cases will be heard in the order listed on the Board's hearing agenda.

If you desire any further information or clarification, you may call the office of the Zoning Secretariat at 727-6311 or come to Room 11, District Building, 1350 Pennsylvania Avenue, N.W., Washington, D.C. 20004.

PLEASE USE THE APPLICATION NUMBER WHEN REFERRING TO THIS CASE

Sincerely,

Edward L. Curry by

EDWARD L. CURRY
Executive Director

Advisory Neighborhood Commission 6A
Maury Elementary School
13th & Constitution Avenue, N.E. Room 10
Washington, D.C. 20002

Phone: 544-3637

Zoning Meeting

7:00 PM, May 3, 1990 (THUS.)

Capitol Hill Hospital

Should the residential neighborhood be converted to office use?

Advisory Neighborhood Commission 6A will hear testimony on the application of Parry and Romani Associates, Inc. to allow "Office Use" in the residence at 233 Constitution Avenue, N.E. This is BZA application # 15304. Your opinions on this issue are vitally important to the future of the residential neighborhood. Please come to the meeting or call your ANC Commissioner, Bob Donaldson, on 544-1174 with your opinion.

Advisory Neighborhood Commission 6A
Maury Elementary School
13th & Constitution Avenue, N.E., Room 10
Washington, D.C. 20002

Phone: 544-3637

MAY 1, 1990
ADVISORY NEIGHBORHOOD COMMISSION 6A REGULAR MEETING

CAPITOL HILL HOSPITAL
700 CONSTITUTION AVENUE, N.E.
(B LEVEL AUDITORIUM)

7:00 P.M.

A G E N D A

1. QUORUM CALL

2. ADOPTION OF MINUTES - 4/5/90

3. TREASURER'S REPORT/QUARTERLY FINANCIAL REPORT
   MARCH, 1990/JANUARY, FEBRUARY & MARCH, 1990

4. COMMISSIONERS ANNOUNCEMENTS/COMMITTEE REPORTS

5. COMMUNITY FORUM:

   MRS. NANCY LORD - MAYORAL CANDIDATE

6. OLD BUSINESS:

7. NEW BUSINESS:

   A. BOARD OF ZONING ADJUSTMENT NO. 15304

      233 CONSTITUTION AVENUE, N.E.
      VARIANCE TO PERMIT CONTINUED MIXED USE AS
      RESIDENTIAL/SPECIAL PURPOSE OFFICE.

   B. BOARD OF ZONING ADJUSTMENT NO. 15309

      627 MASSACHUSETTS AVENUE, N.E.
      SPECIAL EXCEPTION FOR ON-SITE PARKING;
      SINGLE FAMILY ROW HOUSE WITH BED & BREAKFAST

8. ADJOURNMENT

May 1, 1990

Dear Neighbor:

Last week you received a misleading and inflammatory flyer from Mr. Robert Donaldson implying that my efforts to gain approval for a use variance at 233 Constitution Avenue, N.E., is tantamount to a fundamental transformation of the neighborhood. This could not be further from the truth.

Whether or not the ANC recommends for or against me, I am concerned that you -- my immediate neighbors -- not be mislead or unduly upset. As most of you know, I have run a small lobbying business from 233 Constitution Avenue, N.E. for the last five years. I have been a good and considerate neighbor, the proof of which is the total support I enjoy from the homes adjoining mine.

I am now trying to get a limited use variance so I can continue to operate at least for the next 3 to 5 years. The reason for my request is simply that I was asked for an occupancy permit by a building inspector, and was told we needed a variance.

Let me set the record straight:

... I have been at 233 Constitution Avenue, N.E. for five years;

... I do not want to change anything;

... I am asking for a variance for a limited time period -- 3 to 5 years

... at the end of that time, the variance will end;

... the variance will only apply to me -- if I leave before the 3 to 5 year period, the variance ends;

... we do not impact on neighborhood parking -- I have Union Station parking for everyone who works for me;

... I do not intend to change a single thing or expand in any way.

Thank you for your consideration. Please call me if you have any questions or want any further information (544-0170).

Sincerely,

Romano Romani

May 21, 1990

Dear Board Members:

As the owner of residential property located in the vicinity of 223 Constitution Ave. N.E., Wasghington, D.C., I wish to inform you that I am opposed to the granting of a use variance in regard to application number 15304 submitted by Parry and Romani. The property has been residential for many years and I wish it to remain so.

I have recently spent thousands of dollars on my D.C. located residential property prior to moving back into the district where I have previously lived. I did so after being informed by the District of Columbia that the area is residential. The granting of a variance will lead to an increase in the mostly illegal offices which proliferate the area at present.

Sincerely yours,

Alice B. Casteel

Alice B. Casteel
2417 Ridge Road Dr.
Alexandria, Va. 22306

MAY 21, 1990

DEAR BOARDMEMBERS:

I WISH TO INFORM YOU THAT I AM OPPOSED TO APPLICATION NUMBER 15304, SUBMITTED BY PARRY AND ROMANI ASSOCIATES, INC., CONCERNING THE ISSUE OF A VARIANCE FROM THE USE PROVISIONS TO ALLOW OFFICE USE AT THE PREMISES LOCATED AT 233 CONSTITUTION AVE. N.E. (SQUARE 758, LOT 39).

THE PROPERTY HAS BEEN RESIDENTIAL FOR THE SIXTY YEARS THAT I HAVE LIVED IN THE IMMEDIATE NEIGHBORHOOD. SEVERAL YEARS AGO it WAS SOLD AND EXTENSIVELY REMODELED ON THE INSIDE. It PROVIDED PARKING FOR ONE AUTOMOBILE ONLY. DURING THE REMODELING, A FOUR FOOT RETAINING WALL WAS REMOVED, EIGHT FOOT OF THE SIDE YARD WAS ALSO REMOVED, NEW CONCRETE WAS POURED, AND ADDITIONAL PARKING WAS CREATED. AT PRESENT, THREE AUTOMOBILES PARK ON THE PROPERTY. (ONE INSIDE THE GARAGE, TWO ON THE NEWLY CREATED PARKING AREA). THIS ADDITIONAL PARKING SPACE WAS CREATED ON THIRD STREET (A quiet, LIMITED ~~TRAFFIC~~ THROUGHFARE, RESIDENTIAL STREET). THE PROPERTY WAS SUBSEQUENTLY CONVERTED TO OFFICE USE WITHIN THE PAST FOUR YEARS.

SPECIFICALLY, I AM OPPOSED TO THE GRANTING OF THE VARIANCE FOR THE FOLLOWING REASONS:

1. I WISH TO LIVE IN A RESIDENTIAL NEIGHBORHOOD. I DO NOT WISH TO LIVE IN AN AREA WITH COMMERCIAL OFFICES.

2. THE GRANTING OF A VARIANCE WILL CREATE ADDITIONAL FLOWS OF DELIVERY AND SERVICE TRUCKS. THESE COMMERCIAL VEHICLES WILL HAVE TO DOUBLE PARK AS THERE IS NO PARKING SPACE AVAILABLE DURING THE WORKING HOURS.

3. THE GRANTING OF A VARIANCE WILL MOST CERTAINLY BE FOLLOWED BY APPLICATIONS FROM PROPERTIES IN THE IMMEDIATE AREA. ADDITIONALLY, AS THE BOARD IS AWARE, A DECISION WILL AFFECT THE SIX HOUSES IN THE ADJACENT BLOCK WHICH ARE PRESENTLY UNDERGOING NEGOTIATIONS BETWEEN THE D.C. GOVERNMENT, THE SMITHSONIAN INSTITUTE AND VARIOUS CIVIC GROUPS. THESE ARE THE PROPERTIES OF THE NOW DEFUNCT AFRICAN MESUEM.

4. THERE ARE OVER FOUR HUNDRED COMMITTEES OF THE CONGRESS AND THOUSANDS OF LOBBY AND VESTED INTEREST GROUPS. THE LOBBIES AND SPECIAL INTEREST GROUPS APPEAR QUITE OFTEN BEFORE THE CONGRESS. THE CREATION OF A VARIANCE will CREATE A MAJOR DISRUPTION to THE NEIGHBORHOOD AS it will RESULT IN ADDITIONAL REQUESTS FOR A VARIANCE.

THESE GROUPS WORK LATE into THE NIGHT WHENEVER CONGRESS HAS LATE SESSIONS. THE RESIDENTIAL AREA would ALSO BECOME A FOCAL POINT FOR THE ASSEMBLY OF MANY OF THE INDIVIDUALS WHO DEMOSTRATE BEFORE THE SUPREME COURT, THE CONGRESS, AND THE Capitol. THE ABOVE MENTIONED LOBBY AND Special Interest GROUPS ARE NOW DISPERSED THROUGHOUT THE METROPOLITAN AREA AND SHOULD REMAIN SO. TO ENABLE THEM to LOCATE IN ONE AREA would be A DISSERVICE NOT ONLY to THE RESIDENTS, But TO THE CONGRESS AS WELL.

SINCERELY YOURS,

William J. Burkenske
122 - 3rd St. N.E.