34TH

NEIGHBORS OF 2741 STREET, N.W.
WASHINGTON, D.C. 20008-2716

Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

October 3, 2000

Statement in Opposition to
Application of the Embassy of Azerbaijan
To locate a Chancery at 2741 34th Street, N.W.
In an R-1-A District (BZA Application No. 16620)

Dear Commissioners:

We are residents of the neighborhood of **2741 34th Street**, N.W. (Square 2122, Lot 27), in the District of Columbia. Some of us have lived here since the 1970's or earlier; others have moved in within the last week.

The Embassy of Azerbaijan proposes to relocate its chancery, and its 15 employees, from 927 15th Street, N.W., in the Central Business District to, **2741 34th Street, a three-bedroom single-family house**. The Embassy purchased **2741 34th Street** without first seeking any determination with respect to its intended use of the property in a manner not permitted by the Zoning Regulations.

Our houses and **2741 34th Street** are zoned R-1-A. Notwithstanding the disparaging comments of counsel for the Embassy of Azerbaijan (see *The Northwest Current*, June __, 2000), we basically have a low-density residential neighborhood; we did not buy our houses in a commercial business area. We have known and relied on the Zoning Regulations, including the changes made in the 1970's and prior decisions of the Board of Zoning Adjustment, to protect us from commercial intrusions, including commercial diplomatic activities.

Pursuant to the Foreign Missions Act, the Embassy of Azerbaijan filed Application No. 16589 (the " Original Application") with the Board of Zoning Adjustment for a determination concerning its proposal. After we filed a notice pursuant to 11 District of Columbia Municipal Regulations §3106 in opposition to the Original Application, the Embassy of Azerbaijan withdrew the Original Application. At the time that the Embassy withdrew its Original Application, its representatives notified us that it proposed to refile at a subsequent date. *Neither the Embassy nor its representatives have otherwise contacted us.* The Embassy has now filed Application No. 16620 (the "Refiled

BZA
Case No. 16620
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16620
EXHIBIT NO.29

Application") with the Board of Zoning Adjustment for the same determination initially sought by the Original Application but has not otherwise communicated with us.

Our neighborhood is a low density, residential neighborhood, which is zoned R-1-A (and is **not** within the Mixed Use Diplomatic District). The introduction of commercial, business uses associated with the operation of a chancery into our neighborhood:

(i) is no longer permitted of right under the Zoning Regulations and

(ii) would have adverse environmental, economic and social impacts by, among other things:

(A) **Increasing the number of occupants of 2741 34th Street above reasonable occupancy levels for single-family houses:**

2741 34th Street is a three-bedroom house. The Chancery already has 15 employees. Fifteen occupants of a single-family house is wholly inappropriate. Furthermore, the Chancery was only recently established. In all likelihood, the size of the staff will grow in the future, further increasing the excess number of occupants of **2741 34th Street.**

(B) **Creating traffic and parking problems in our neighborhood:**

Although the Embassy has suggested that its employees would arrive in groups in an Embassy van, we doubt that arrangement will persist as employees live in more and more different neighborhoods. Consequently, we expect that there will be more traffic and pressure on parking spaces, even before considering the impact of business visitors to the Chancery or the probable growth in the size of the Chancery staff. **2741 34th Street** cannot accommodate parking for the number of cars that can reasonably be expected to be associated with the operation of the Chancery.

(C) **Adversely changing the residential character of our neighborhood:**

Our neighborhood is already under pressure from unwanted diplomatic intrusions. We suffer with the Liberian Embassy, which looks like the final redoubt of the losers in the recent Liberian civil war. We are burdened by the nonconforming, but grandfathered, Belgian Chancery and chancery activities folded into the Norwegian Embassy. We endure floods

of cars valet parked in our neighborhood for the illegal, but tolerated, "rent-a-chancery" parties of the Finnish Chancery that is located down Massachusetts Avenue. Further intrusions will seriously undermine the residential character of the neighborhood.

Houses are currently available for purchase in the Mixed Use Diplomatic Zone, including houses located on Massachusetts Avenue. Houses were available for purchase in the Mixed Use Diplomatic Zone, including houses located on Massachusetts Avenue, when the Embassy of Azerbaijan purchased **2741 34th Street**. Thus, there is no need to permit a foreign government to trample on a residential neighborhood for foreign policy reasons, and, indeed, to do so would be inconsistent with the approach taken by the Board of Zoning Adjustment in Application No. 14820 (September 7, 1988).

* * * * *

Pursuant to 11 District of Columbia Municipal Regulations §3106.1, we authorize our neighbors, Ms. Marina Braswell, Ms. Pat Elwood, Ms. Margaret Loory, Mr. William O'Neill, Ms. Jackie O'Neill and Mr. Francis R. Snodgrass ("Our Representatives") to represent us; they are authorized to bind us in connection with the Application.

Pursuant to 11 District of Columbia Municipal Regulations §3106.2:

a) *Section 3106.2(a).* Our names and addresses appear below on the signature lines of this letter.

b) *Section 3106.2(b).* This is a request to appear and participate as a party.

c) *Section 3106.2(c).* We will appear as opponents of the Refiled Application.

d) *Section 3106(d).* We have not as yet retained legal counsel. If we or our Representatives determine to appear through legal counsel, we or Our Representatives will advise the Board of Zoning Adjustment of the name and address of such counsel.

e) Section 3106.2(e):

2) *Section 3106.2(e)(1).* Except as noted below, each of us owns and occupies the property at the address set forth opposite our name below.

3) *Section 3106.2(e)(2).* Except as noted below, each of us owns and occupies the property at the address set forth opposite our name below.

4) *Section 3106.2(e)(3).* The distance from our respective properties ranges from a distance equal to the width of 34th Street (2744 34th Street is opposite to 2741 34th Street) to approximately one block or Square.

5) *Section 3106.2(e)(4).* See the discussion above.

Very truly yours,

Francis R Snodgrass Name Owner and Occupant	2804 34th St. N.W. Address
Maryone R Roony Name Owner and Occupant	2724 34th St. N.W Address
Andrew T. Wolff Name Owner and Occupant	2713 34th Place, NW Address
Pauline D. Stewart Name Owner and Occupant	2704 34th Pl. N.W. Address
Name Owner and Occupant	Address
Name Owner and Occupant	Address
Name Owner and Occupant	Address

Jacqueline P. O'Neil Name Owner and Occupant	2814 34th St NW Address
William P. O'Neil Name Owner and Occupant	2814 34th ST N.W Address
Michael Shulman Name	3400 Garfield St., NW Address
Diane D. Shulman Name Owner and Occupant	3400 Garfield St., NW Address
Marcia Dalrymple Name Owner and Occupant	2801 34th Pl. NW Address
Jack Dalrymple Name Owner and Occupant	2801 34th Pl. N W Address
Dodge Thompson Name Owner and Occupant	2808 34th Place, NW Address
Lynn Thompson Name Owner and Occupant	2808 34th Pl NW Address

Name Owner and Occupant	2804 34th St. NW Address
Name Owner and Occupant	2812 34TH PL. NW Address WASH DC. 20007
Margaret Custis Name Owner and Occupant	2740 34TH PL. NW Washington DC 20007 Address

Marina Braswell

2740 34th Place NW
Washington DC 20007

3704 Fulton St., NW
Washington, DC 20007

Patricia Elwood

2740 34th St NW
Wash DC 20008