December 3, 2000

DEC -4 PM 3:55

16648

The Board of Zoning and Adjustment
One Judiciary Square
441 Fourth Street, NE
Washington, D.C. 20001

Re: Square 776, Lots 9, 25-27, 29, 51-53, 800, 814-819 and 821)

I am in opposition to the proposed massive expansion of the BP/Amoco Gas Station, Car Wash and Large Mini Mart on Square 776, located at 3rd – 4th Streets, N.E. **I am also requesting to testify on December 19, opposing the expansion.**

It is my understanding that after acquiring almost three forth of the burn out and abandon property on the square, BP/Amoco Corporation is planning to close the main alleyway which leads from H Street, NE to I St. NE. This happens to be one of the largest main alleyways in this section of northeast Washington.

This is a particular concern to residents and property owners, since this alleyway is the major access for D.C. Fire Emergency Vehicles, DPW Trash Trucks, and Police Emergency Vehicles to the rear of the property owners on the square. At the beginning of the year, there was a major 2-alarm fire on the corner of 4th & H Street NE, which threaten the homes on the 4th Street side of the square. It took almost one half of the day to abate the fire while residents were threatening with home evacuation. If it were not for the large alleyway access to the rear of the property, the fire trucks would have had a difficult time putting out the fire and saving the homes on 4th Street.

This large main alleyway should not be closed or reconfigured for the expansion of the BP/Amoco Gas Station, Car Wash and large mini mart invading over three fourths of the square.

This proposed expansion would severely limit access to the rear of the homes in this square and parking. It will disturb the quality of life while releasing much more gas fumes in this immediate environment, **(always with the threat of a possible explosion).** The increase traffic from tanker trucks, cars and buses at very early hours in the morning will definitely increase the noise level. The increase in outside traffic to the gas station, mini mart and car wash will affect the entry and exit from the property owners. There will be an increase in panhandling; drug activity and serious crime at this poorly unsupervised site will affect our safety. The gas station's evasive bright lighting will affect the property owner's sleep. "H" is the future gateway for a comprehensive study on how it should be developed. This area should not be developed in a tic tac toe approach, this community has a vision and it should be heard and explored to the fullest, an expanded gas station, car wash and large mini mart is not the answer.

BZA
Case No. 16648
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.32

Has there been a traffic study prepared? Has an Environmental Impact Study on this proposed site been prepared? Has this Board taken into consideration if BP/Amoco has not been a good neighbor? The alleys and the frontage of the property in the Square have not been maintained. BP/Amoco's track recorded in the Square is extremely poor.

I respectfully request your assistance in rejecting the proposed predatory expansion by BP/Amoco Corporation's Gas Station, Car Wash and Large mini Mart on Square 776.

I do ask that you request that BP/Amoco be a good neighbor and secure, clean, monitor, and maintain their property.

Thank you for you attention regarding this serious matter.

Sincerely,

Mozella Boyd Johnson