Sharon and Tom Conway
1833 Park Road, NW
Washington, DC 20010

June 12, 2002

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

REF: Application number 16732
1841 Park Road, NW
Square 2614, Lots 41 & 42

To Whom it May Concern:

We oppose the referenced application and request party status in this case. As required by Title 11 DCMR Zoning Regulations, Section 3106.2, we are providing the following information:

a) Sharon and Tom Conway; 1833 Park Road, NW; Washington, DC 20010;

b) We request to appear and participate as a party;

c) We will appear as opponents of the application;

d) We will not appear with legal counsel;

e) Information to support our request for party status:

1) 1833 Park Road, NW, Washington, DC 20010;

2) We have owned and lived in said property since 1976;

3) There is one single family detached house between our home and the applicant's property;

4) If the applicant's zoning request is approved it would have the following environmental, economic and social impacts on our family and home;

BZA
Case No. 16732
Exhibit No. 28

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EXHIBIT NO.28

i) alley traffic. Conversion of 1841 Park Road from a single family dwelling to five units will increase the population density five fold and result in predictable increases in vehicular traffic in the alley that serves as the main entrance to homes on this block of Park Road. Because the alley entrances are at grade, while street entrances are at least 15 to 20 feet above grade and accessed by 20 or more steps, ingress and egress to homes has traditionally been from the alley. It is reasonable to assume that more vehicles will stop in the alley to load and off-load goods, blocking passage of other vehicles. The alley is already very congested and can accommodate only one car in one direction at a time. When two vehicles meet one must back up or pull into a car park, of which there are very few.

ii) alley parking. This alley already experiences a high rate of parking, most of which is illegal, that significantly hinders through traffic flow. Because the applicant's stone property wall and carriage house form a solid barrier at the rear of the property along the alley, no legal parking is possible. Parking on site can be created only by tearing down the carriage house or stone wall, both of which are contributing elements of the Mt. Pleasant Historic District and the individually listed National Register site "the north side of the 1800 block of Park Road." This would erode the character of the historic property and adversely impact the adjacent historic properties.

iii) street parking. Lack of adequate street parking has been a chronic problem in Mt. Pleasant for many years. While we have a two car garage, our guests and visitors have great difficulty trying to find parking within a three or four block radius of our house. Creating five residential units would add, at a minimum, five new vehicles to the street.

iv) commercial use. One of the five requested units would be used as a business office for the owner's medical practice. Such a use would generate even more pedestrian and vehicular traffic and establish the unacceptable president of allowing a business use in a residential area. Such non conforming uses have historically lowered property values.

v) trash. Conversion of 1841 Park Road will increase trash by five fold. As previously highlighted, there is no space for trash cans or cars in the alley behind the applicant's house. Therefore all trash can must be stored in the applicants backyard until pick up. At a minimum there will be five super-cans placed in the alley on pick up day and this will block vehicular flow.

vi) property values. Mt. Pleasant was re-zoned from single family homes to R4 in response the population increase during World War II as workers moved to the Nation's capitol to fill war related jobs. Over the past 25 years the trend has been for the properties to revert back to single family homes. Every aspect of the

applicant's proposal is contrary to that trend and will, we believe, adversely effect property values. Creation of five units will add to existing vehicular congestion in the alley and street of the 1800 block of Park Road and overburden an already strained infrastructure. Trash pick-up day will become unmanageable and impede traffic movement. Alteration of the historic property at 1841 Park Road will detract from the character and viability of the surrounding historic properties. Use of the property for a medical practice will further exacerbate these problems, set a dangerous precedent, and make the block undesirable to prospective home owners.

5) Because we are separated from the applicant's property by only one house the impacts referenced in number 4 above would profoundly and directly effect us. The alley is primarily used by those residing on the 1800 block of Park Road and therefore traffic congestion in the alley and blockage of vehicular flow through the alley by parked cars primarily effect those of us living on the block. Further erosion of available parking spaces negatively affects the value of our house. Introduction of a business in what is otherwise a residential block more directly impacts those residing on the 1800 block of Park Road than the neighborhood in general because the economic, environmental, and social ramifications are proportionate to proximity to the property. All these factors combine to significantly degrade our quality of life.

We withdraw our earlier support for construction of some type of architectural connection between the applicant's house and the carriage house. The applicant made material misrepresentations regarding plans for the property and its ultimate use and we retract any implied agreement with the applicant's proposal. The applicant presented the project as possible creation of a basement apartment and refurbishing of the carriage house second floor for occasional use by visiting family members. This is obviously not the case and we resent the blatantly misleading statements made be the applicant when soliciting our input.

Thank you for providing a forum in which to air our views on this application. Should you have any questions or desire further elaboration of the above information please do not hesitate to call us at 234-7178.

Sincerely,

Sharon S. Conway

Thomas B. Conway

cc. ANC
Historic Mt. Pleasant