Dr. Jim Barnett
1841 Park Road, N.W.
Washington, D.C. 20010
jim.barnett@worldnet.att.net

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2 July 2001

Ms. Sheila Cross-Reid, Chairperson
Board of Zoning Adjustment
c/o Office of Zoning
441 Fourth Street, N.W., Suite 210-South
Washington, D.C. 20001

BZA
Case No. 16732
Exhibit No. 34

Re: BZA Case No. 16732
1841 Park Road, N.W.

Dear Madam Chairperson and Members of the Board:

I wish to respond to a letter to the Board of Zoning Adjustment from Sharon and Tom Conway dated June 12, 2001, which is in this BZA file marked as Exhibit Number 28.

In this referenced letter, the Conways list six impacts they perceive our application will have. First, in their item e.4.i. they discuss alley traffic. None of the three additional dwelling units will have off-street parking in the rear of the site, due to our desire to preserve the existing stone wall along the alley. I will not allow these residents to park illegally in the alley to load and unload goods. Therefore, the resultant additional alley traffic will be almost nil.

Next, I refer to item e.4.ii., alley parking. As I have stated, there will be no parking in our alley. I don't tolerate people illegally parking in our alley now. It is ironic that this is a concern of the Conways since it was at their request that we deleted the parking on our property so that the stone wall could be preserved.

The next item referenced is e.4.iii., street parking. Again, we propose creating only three new units within our one hundred feet of street frontage, substantially less than is already allowed under the current R4 zoning. Although parking requirements have been waived because this is an historic district, the number of additional spaces we would have had to provide would be one. We will have our own off-street parking in the existing carriage house. These factors, in addition to the close proximity of a Metrobus stop to the property will reasonably accommodate the parking needs.

Board of Zoning Adjustment
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I address e.4.iv., commercial use next. As a point of fact, I do not have a medical practice. I am a psychologist. As a licensed home occupation, my psychology practice is a permitted use in this R-4 zoning district, per Section 203 of the zoning regulations.

The next subject is e.4.v, trash. Although one super can can block traffic as effectively as five super cans, I do not foresee the need for more than two super cans for our renters and us. These cans for our home are not now stored in the alley, nor will they be in the future. As a resident of this property, I will be able to closely monitor the refuse collection.

Property values, e.4.vi. is the last item the Conways mention. The proposed modifications to the house have been approved in concept by the Historic Preservation Review Board and approved by Historic Mount Pleasant. Rather than decreasing the property values, I believe we can only improve them by purchasing this house which has been on the market for many years and renovating it to its former splendor. The restoration and renovations will cost in excess of $500,00.00, the majority of which will be spent on our principle residence. Such an investment will only increase property values.

Finally, I wish to address the allegations the Conways make concerning my representation of our plans to them. In my conversations with them, I always described converting the carriage house into two apartments and I have always included our plans to have guests stay within the principle residence, which will have five bedrooms for this very purpose. I have been straightforward with the Conways and with all our neighbors and will continue to do so.

I take the matter of explaining our designs for our house to all my neighbors very seriously. Since March, I have been talking to our neighbors individually and showing them our plans. We have modified our plans to address their concerns. I have called and been available for questions and provided written materials. We have held an informal gathering at 1841 Park Road so that all neighbors could tour our home, see the plans and ask questions. We welcome all interested persons and will continue to do so.

Sincerely yours,

Jim Barnett

Dr. Jim Barnett

cc: ANC 1-E
Historic Mount Pleasant