July 10, 2001

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001

RE: Application Number 16732

I reside at 1839 Monroe Street, NW, Washington, DC 20010 in a home I have owned since 1986.

I am requesting standing as a matter of right to oppose the above application. My home is on a lot adjacent to the property subject to the application and would be adversely affected if the requested variances were granted.

In particular, granting the variances would diminish the enjoyment of my property by increasing both the population density and vehicular traffic on my block. I am especially concerned that, while the applicant claims he is not required by DC law to provide additional parking for the tenants he plans to rent to, his failure to offer additional parking reflects an insensitivity to neighbors' concerns, let alone a recognition of the additional congestion created.

Parking and the likelihood of increased vehicular traffic in the alley that separates my property from the applicant's is also a source of concern. The applicant says he will have a home office from which to operate a "clinic" and see a number of patients daily. He has not, however, suggested where these patients will park. I expect that it will also be necessary for the applicant to accommodate those unable to climb the steep steps leading from Park Road to the front door. This will be done by directing patients to drive down the alley separating our properties in order for them to gain access from a level entrance at the rear of his property. The applicant has not estimated the numbers of cars this will be or where they will park, though I don't doubt that many will decide to park their car in the parking place on my property.

I oppose what appears the lack of an opportunity to participate in an administrative process whereby two lots owned by the applicant (Square 2614, Lots 41 & 42) will be combined into one, thereby allowing the applicant to recalculate the square footage and add additional rental units than would otherwise be the case if the lots were not combined.

Lastly, I oppose the application because the applicant has made no effort to speak to me personally about his plans.

For these reasons, I ask the Board to deny the application for a variance.

Sincerely,

David A. Flanders

David A. Flanders
1838 Monroe Street, NW
Washington, DC 20010
(202) 483-8202

BZA
Case No. 16732
Exhibit No. 40

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District of Columbia
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EXHIBIT NO.40