Vedoster & Regenia Ingram
1836 Monroe St., N.W.
Washington, D.C. 20010

July 18, 2001

Government of the District of Columbia
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

RE: APPLICATION NUMBER 16732
(Application of Jim Barnett)

Dear Sirs:

As homeowners for twenty-seven (27) years at 1836 Monroe St., N.W., Washington, D.C., with the back of our property separated by the width of a common alley from the Barnett property, we herein go on record against his requested variance for construction. On the basis of ecological and environmental reasons along with an evolving neighborhood paradigm towards private residency from rental unit residency (within the past twenty-five [25] years) is our denial request founded.

First, the ecology and environment of our vicinity would be greatly damaged by granting a variance allowing the construction of apartments in the Barnett carriage house. Unchecked construction can occur with such variance at the back of the property, to the extent that it could rival or even surpass that of the former Adams mansion construction (located at 18th Street and Park Road), which resulted as a compromise after violent neighborhood objection for a commercial interest of razing and constructing apartments. Like the Adams mansion project, the Barnett variance project, in the least, is speculative and commercial; unlike it (a corner property), the Barnett variance project is a land-locked property in the middle of the block without easy front property access (most residents in the block enter properties from the above mentioned alley due to steep hill-grade front entries). Construction eastward on the Barnett property will eliminate open space and destroy valuable trees on the property. The influx of apartment dwellers will produce additional traffic (vehicular and pedestrian), greater amounts of trash and waste, and much more noise. Even occupancy by the former family residence owner of the Barnett property brought strains of congestion with additional vehicles and guests – imagine the congestion with non-family members (apartment dwellers) with similar problems compounded!

The residence trend in this neighborhood has been for the past twenty-five (25) years from apartments to private residents. This trend has put back the 'Pleasant' into 'Mt. Pleasant'. Being at most approximately a block and a half away from Rock Creek Park,

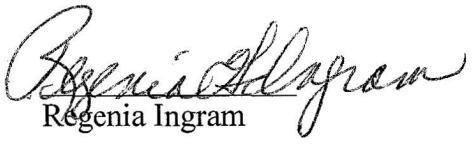
BZA
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the largest park inside a major city in this country, the transition from urban density toward a town-like environ has been realized in Mt. Pleasant – granting the variance of construction to Mr. Barnett would destroy this nursed feature of the neighborhood.

For the above recognized situations and those not mentioned herein, we petition your denial for the variance of construction for Mr. Barnett.

Respectfully,



Regenia Ingram



Vedoster Ingram