Simi Batra
1710 Euclid Street, NW
Washington, DC 20009
(202) 387 1196 *tel*
(202) 544-4723 *fax*

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 26 PM 4:04

February 26, 2002

Board of Zoning Adjustment
441 4th Street, N.W. Suite 210S
Washington, D.C. 20001
VIA FAX: (202) 727-6072

RE: Case #16815, Application of Adams Alley, LLC (Continued from 01/15/02)

Board of Zoning Adjustment:

My name is B Simi Batra, and pursuant to section 3106 of the Board of Zoning Adjustment Rules of Practice and Procedure, I hereby request to appear and participate as a party in the above noted proceeding. I am requesting to appear as an opponent of this application, and will appear in person.

I own and occupy property at 1710 Euclid Street, NW, Washington, DC, in the Reed-Cooke neighborhood of Adams Morgan. This property, which is barely 150 feet from the Colortone site, will be directly affected in at least several ways by the proposed application

The proposed application by Adams Alley will substantially negate my quality of life if the Board approves the pending application. A building entirely surrounded by an alley is totally inappropriate for multi unit residences. The developer has already indicated he will pursue the highest rent the market allows for the 14 one-bedroom units he seeks approval to build. While I will reserve my full argument for the March 12, 2002 hearing date, I will summarize the key points.

1. First and foremost, of all my points, this entire application should be taken in the context that the building in its entirety is surrounded by an alley, and therefore has a unique impact on my property.

2. This application, if approved, will substantially increase the likelihood of serious pedestrian injuries. Since the building is alley locked, I am put both in a situation of being injured from the cars that will be coming through the alley from both the residences and the private business (which will likely accommodate over 120 children!!), as well as having to drive with extreme caution while looking for children that have NO OTHER ACCESS to their proposed center. This alley will often be unusable for driving when pedestrians are present (after work Mon. - Fri., and on weekends, when everyone is home). The situation at night and during icy conditions would be extremely dangerous, and would set a new, strong precedent for the BZA.

3. The amount of traffic generated in the alley will:
   a. Substantially increase air pollution, due especially to the inevitable and constant back-ups that will ensue when two cars become jammed in the alley as they go in opposite directions (the alley is ONLY 10-feet wide in many locations);
   b. Increased noise from both idling cars stuck in traffic, and cars honking as they go around blind turns;
   c. Damage to my deck and car as residents, guests, visitors, delivery persons, and patrons of the private business attempt to "3-point turn" their cars in a 10-foot alley, which is blocked by the contractor/utility vans (utility poles for the block run alongside the back of my alley), which are frequently parked back there. In fact, my deck sits on stilts, which run right up to the 10-foot alley.

BZA
Case No. 16815
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16815
EXHIBIT NO.29

d. Reduce the economic value of my house by providing a constant traffic jam and nuisance with total alley blockage at completely unpredictable times. Imagine a delivery person delivering a pizza at the same time a visitor is picking up a guest and "needs to leave his/her car for just a minute to knock on the resident's door). The entire alley will be blocked to auto traffic, while neighbors, other residents and children are trying to walk to/from this building.

4. The social impact on my property of having an alley-locked building 150 feet away with upwards of 200 residents, patrons, guests using the property (including their cars) at one time would be incredible and unbearable, and would substantially reduce my quality of life. The density would be too great to be appropriate. There is a reason that Washington, D.C. assumes that multi-unit alley residences are totally in appropriate. This property fits that underlying thought process to a tee; it is not the exception to this rule.

5. Lastly, and by no means least, there is no way that emergency vehicles will be able to navigate those ten-foot alleys and reach my property or the Colortone property if there is the need. If upwards of 200 children, guests, parents and residents are leaving the building due to a smoke alarm, and they are using the alley to walk away from the building, how can emergency vehicles respond with the necessary expediency? I allege that my property will also be directly impacted if a fire breaks out in the rear of my house and fire trucks cannot reach it. The same analogy goes for Police pursuing a criminal and being forced to slow down or stop altogether due to many pedestrians in a 10-foot alley.

For these reason, and many others that I can elaborate on at the hearing, I respectfully request party status at the above-noted hearing.

Sincerely,

B. Simi Batra