January 15, 2002

To: Board of Zoning Adjustment
441 4th St. NW, Suite 210-S
Washington, DC 20001
Attn: Jerrily Kress
FAX: 202-727-6042

Re: Application Number 16823

The following owners and occupants request party status to appear at the scheduled hearing on January 29, 2002 for the above stated application:

Anne Alvarez and Louis G. Santucci
1612 S Street NW

P. Kenneth and Leslie Jadin
1614 S Street NW

Barbara and Frazer Hilder
1616 S Street NW

Janessa and J. Adrian Robinson
1620 S Street NW

We oppose a variance to permit an expansion for more than six sleeping rooms. At this point, we will not have legal counsel.

We should be granted party status for the following reasons: (1) We all own and/or occupy properties in such close proximity as would be affected by any variance. (2) An owner resides in each of the properties. (3) We are immediate neighbors, share an alley with the property, and are within square 178. We estimate the distance from the property on 16th St. to our properties to be from as close as 45 feet to within 150 feet. (4) We see environmental impacts (parking problems for the additional guest and worker cars; service delivery problems for linens, food, and so on which could block streets or alleys; trash disposal problems for possible 25 people daily), social (business activity would adversely affect residential life with noise, congestion with residents being forced to move) and economic decline (property values would drop for adjacent homes).

We also feel that a variance is a first step to a possible further expansion of business within our residential neighborhood. Although this is not at question at this hearing, we would strongly oppose any special events to be permitted to the applicant , or even by a further and more egregious extension, a granting of a liquor license. Most of the above homeowners have lived in the neighborhood for thirty years and are well aware of the problems that others like them have encountered–such as the Mansion on O Street-- once a business begins to grow bigger than

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BZA
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Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.26

the community can comfortably stand; and we know how difficult it is to contain something once it begins to grow.

Thank you for your consideration of our application.

Signed (for the applicants)

Anne Alvarez
1612 S Street NW
Washington, DC 20009

FAX or phone: 202-462-3919

TRANSMISSION VERIFICATION REPORT

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