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March 3,2002

Patrick K. & Leslie M. Jadin
1614 S St., NW
Washington, DC 20009

Mr. Geoffrey H. Griffis
Board of Zoning Adjustment, Chair
441 4th St., NW
Suite 210-S
Government of the District of Columbia
Washington, DC 20001

Reference: Application Number 16823, (Humberto Gonzalez – 1720 16th St., NW)

We, Patrick K. and Leslie M. Jadin, of 1614 S St., NW, hereby request party status to appear and participate at the scheduled hearing March 19, 2002 for the above stated application. At present we will appear as opponents of the application. (If a binding agreement currently being negotiated between Mr. Gonzalez and the neighborhood satisfactorily resolves our concerns we may withdraw our opposition). We will not be represented by counsel.

We should be granted party status for the following reasons:
(1) Our property at 1614 S St., NW, owned and occupied by us since 1973, will be affected by
(2) the variance requested.
(3) Our property is about 70 feet from the applicant property at the rear. We share alleys, trash pickup routes, and noise generated from each other's properties.
(4) If the requested variance is granted and the applicant property's Bed & Breakfast business is expanded from 6 to 11 sleeping rooms, we and adjacent residents will suffer adverse affects from the associated activities of the expanded business. With additional guests and employees there would be increased demand for already limited parking in the neighborhood. There would be increased service deliveries for the business, which could block streets and alleys and access to our properties. The increased trash from the business poses additional sanitation problems leading to increased pickups and accompanying congestion and noise. Granting the requested variance would almost double the occupancy of the Bed & Breakfast, leading to increased social activities beyond the level of residential use. We have direct experience of how party noise from the applicant's courtyard carries down the alley to residents' yards and houses. Facing such noise on a regular basis would degrade the quality of life in the residential neighborhood.
Without stringent limitations, granting the requested variance is another step in the escalation of business intrusion into a residential zone under the guise of a home occupation. We are aware of the disruptions to residential life caused by activities associated with other Bed & Breakfasts in nearby neighborhoods. Similar "special event" activities are not compatible with our residential neighborhood and should be restricted to protect our longstanding interests.

Thank you for your consideration.

Patrick K. Jadin

Leslie M. Jadin

BZA
Case No. 16823
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.31