November 24, 2002

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Boarding of Zoning Adjustment
For the District of Columbia
441 4th Street N W
Suite 210-S
Washington, DC 20001

Re: Board of Zoning Adjustment Application Number 16836, The Washington Home

Dear Members of the Board:

I am writing to give you background on the petition introduced by Henry Guyot at the October 15, 2002 hearing.

When I learned about this petition last Spring, I was very concerned. It is never a good thing for two parts of a small community to be on separate sides of an issue. While I can readily understand the concerns of the residents on the 4100 block of 38th Street about the parking problems they face, I felt it was important to determine whether these problems where being generated by The Washington Home.

To this end, I conducted a parking survey during midday peak hours .A copy of my report, a spreadsheet and letter to ANC3F Commissioners is attached.

Conclusion of my study : except for unusual situations when the Home schedules a special event during midday peak parking time, the 4100 block of 38th Street is NOT impacted by overflow parking from the Washington Home.

I have shared my report with Henry Guyot and others on 38th Street. They have accepted my findings, until additional parking surveys are conducted. Therefore, it was of concern to me that the petition from these neighbors was introduced into the hearing record on October 15, 2002. I support the essence of this petition: that there is a serious parking problem in the 4100 block of 38th Street. However, I do believe my data challenges the assumption that the proposed 98 space expansion of the Washington Home parking lot will address this residential parking problem. And, therefore, the valid sentiments underlying the petition are germane to an area traffic study not applicable to the review of the case on the Washington Home by the Board.

Cordially,

Barbara Beelar

Barbara Beelar
3505 Tilden Street NW
Washington, DC 20008

BZA
Case No. 16836
Exhibit No. 111

Board of Zoning Adjustment
District of Columbia
CASE NO.16836
EXHIBIT NO.111

June 12, 2002

REPORT ON PARKING SURVEY OF THE 4100 BLOCK OF 38TH STREET

SURVEY CONDUCTED.

I did a count of cars in the 4100 block of 38th Street 7 times from May 23 through June 12.

The data was collected during those hours Washington Home representatives claim is the on site peak parking. My assumption was: if the current parking facility at The Washington Home was most strained at mid day that this would be the best time to see overflow parking on this residential block. Thus, I chose to bias the count method to collect the maximize results. The surveys were conducted from 11:30 am to 1:30 pm.

I did not do two data collections each day. This block of 38th Street has restricted parking, no more than 2 hours for non-resident parking. I did not mark cars parked and return after 2 hours to identify illegally parked cars. Such enforcement is not in the scope of my work. It should be the responsibility of the Parking Enforcement authorities. However, it is important to mention that during the almost 7 hours I spent on the block did I see an enforcement person or parking tickets on the cars.

METHOD AND POSSIBLE ERRORS

I did a visual count and identified cars from The Washington Home by the hang tags they are supposed to place on their rear view mirrors.

It is possible that there were uncounted cars associated with The Home because they did not comply with their employers' requirement to display the hang tag. The community has not been given a list of employee cars and license plate number which would have enabled me to run a cross check on the cars.

FINDINGS:

EXCEPT FOR ONE DAY, May 30, NO WASHINGTON HOME EMPLOYEES USED THE 4100 BLOCK OF 38TH STREET AS OVER FLOW PARKING DURING THIS SURVEY.

There is one car in question, Employee with Washington Home hang tag number 0289 has D.C. license plates with a Zone 3 sticker. This person may or may not be a resident of the 4100 block of 38th Street or an immediate neighbor. If not, it is unclear whether they are permitted to park anywhere in their own zone. They parked on this block once during the survey (May 30) and twice on Upton Street between 37th and 38th Streets (June 11 and 12).

MOST DAYS THERE WERE SUFFICIENT VACANT SPACES A RESIDENT RETURNING TO THEIR HOME BY CAR MID DAY WOULD HAVE HAD THE OPPORTUNITY TO PARK WITHIN THE BLOCK OF THEIR HOME. ANY DAY DURING G THE SURVEY THEY COULD HAVE PARKED IN THE 4200 BLOCK OF 38TH STREET.

SUMMARY SPREAD SHEET ATTACHED.

Survey conducted by Barbara Beelar, M.C.P., 3505 Tilden Street, Washington, D.C. 20008. If you have any questions, please feel free to call: 202-237-0851.

PARKING ON 38TH STREET

Date	Total Cars	Tow Tags	DC/3	DC-Other	MD	VA	Out of area	Vacant Spaces	Turnover
5/23 (12:30pm)	27	1 (DC/3)	20	3	2	0	0	0	0
5/30 (1:00pm)	26	3 (#2908 #2709 Guest)	19	5	2	3	1	1	4
6/3 (1:30pm)	19	0	14	1	4	0	0	7	0
6/4 (12:15pm)	24	0	12	7	0	2	3	2	0
6/5 (12:54pm)	19	0	11	4	3	0	1	6	0
6/11 (11:30am)	20	0	11	4	2	1	2	6	0
6/12 (1:30pm)	22	0	10	6	3	3	0	5	0

SAMPLE

June 12, 2002

Doug Mitchell ANC3F Commissioner
3409 Fessenden Street NW
Washington, D.C. 20008

Dear Commission Mitchell,

In anticipation of the ANC meeting on June 17, I have begun to compile the parking data related to The Washington Home from surveys we have been conducting over the past 6 weeks.

This report covers the parking survey done in the 4100 block of 38th Street. As you know the residents in this block are concerned about overflow parking from the Washington Home as well as other overflow parking from commercial and business establishments along Wisconsin Avenue.

The question I had was: Is there a parking overflow problem that can be directly tied to the Washington Home and , if so, how large a problem is it. Can the Home's request for 98 additional spaces be justified by the presence of overflow parking on 38th Street?

The data I have collected shows that, except for 1 day when I believe there was a special event at the Home, there was NO impact of overflow parking in the 4100 block of 38th Street.

Clearly my little survey could be challenged. I do not claim to be a professional. But, until other data is collected and analyzed, I would suggest that the ANC not vote to let the Home expand it's parking lot by 98 spaces just because there is overflow parking on 38th Street.

Just because this data shows that the Home is not a problem on the 4100 block of 38th Street, does not mean in anyway that the community on 38th Street experiences any less distress with their legitimate parking problems. The question is what is the source of all the cars that do park on their street and what mechanisms are available to the broader community to assure that our neighbors do not carry an unnecessary burden. I would hope that the ANC3F Commissioners will be willing to work with us to address this larger issue, starting immediately with the Ruby Tuesday request.

Cordially,

Barbara Beelar

3505 Tilden Street, NW
Washington, D.C. 20008