DEMALLIE REQUEST FOR SPEC PARTY

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 28 PM 2:12

REQUEST FOR PARTY STATUS

RE: Application No. 16852 (St. Patrick's Episcopal Day School)
District of Columbia Board of Zoning Adjustment
Public Hearing scheduled for April 16,2002

We, Campbell DeMallie, Jr. and Katherine Van Sickle DeMallie, residing at 4923 Ashby Street, NW, Washington, DC 20007-1046, request authorization from the Board of Zoning Adjustment (the "BZA") to appear together and/or individually and participate as a special party in the above-cited proceeding. We would expect to participate either by written submissions or oral testimony, or both.

We will appear in opposition to the application.

At the present time, we expect to be acting on our own behalf.

We are the owners of property located within 90 feet ("adjoining and nearby property", §206.2, DCMR Title 11) of the property involved in the application, and the proposed use would have a direct negative impact on the value of our property and the quiet enjoyment of our residence. Trying to contain a private junior high school with 60 students on less than half an acre on a narrow residential street would result in unacceptable traffic and parking problems, noise, health and safety issues given the number of students contemplated, and other objectionable features affecting those of us living in close proximity to the subject property. Figure No. 1 (attached) illustrates the distance between our home and the proposed school building. We live directly across Ashby Street from the only vehicular entrance to the subject property. Traffic going in and out of the school driveway would make it difficult for us to back out of our driveway. School activity would also present safety problems. Ashby Street is already crowded as illustrated in Figure No. 2. Under present conditions of traffic and parking there is barely enough room for us to turn into our driveway. School traffic would only make our situation worse.

Campbell DeMallie, Jr. — March 27, 2002

Katherine Van Sickle DeMallie — March 27, 2002

NOTE: ALSO ATTACHED IS AN APPRAISAL THAT INDICATES THE MARKET CONDITIONS WHERE PROXIMITY TO THE PROPOSED SCHOOL WILL RESULT IN LOWER SALE PRICE OF OUR HOME.

BZA
Case No. 16852
Exhibit No. 61

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.61



Figure No. 1



Figure No. 2

WALLACE APPRAISAL SERVICE, INC.
11241 Lockwood Drive
Silver Spring, MD 20901
(301) 593-8600
Fax: (301) 681-8212

March 12, 2002

Kathryn Vansickel
4923 Ashby Road, N.W.
Washington, D.C. 20007

RE: 4923 Ashby Road, N.W.
Washington, D.C. 20007

Dear Ms. Vansickel:

This opinion is to reference your concern of the proximity of your home to the future purchase by St. Patricks for a special school. The school will be directly across the street on Ashby Road.

The current real estate market has shown rapidly increasing values. This is due, in part, to a very strong market demand, lack of housing inventory and favorable interest rates.

Typically in this type of market there would be little, if any, external depreciation due to the proximity to the school. In a slower market where there is a surplus of listings and increasing interest rates, the effect would have a negative influence on the value and cause the subject extended marketing time possibly resulting in a lower sales price.

If I can be of future assistance, please do not hesitate to contact my office.

Sincerely,

Wayne T. Wallace
Appraiser