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BY FAX & FIRST CLASS MAIL

4919 Ashby Street, NW
Washington, DC 2007

March 29, 2002

Jerrily R. Kress, FAIA, Director
Board of Zoning Adjustment
441 4th Street, NW Suite 210-S
Washington, DC 20001

Re: Request for Party Status for Application 16852

Dear Ms Kress:

Pursuant to §3106 of 11 DCMR, we are writing requesting Party Status in opposition, to the Proceeding for the application of St. Patrick's School noted above. We would be appearing pro se without counsel. As specified by §3106.2, we believe you should grant us party status for the following reasons:

(1) **4919 Ashby Street, NW would be directly affected by the action requested** of the Board.
(2) **We are owners of this property**.
(3) **We are directly across the street from the property subject to the application** before the Board. The distance is the width of Ashby Street estimated to be 30 feet.
(4) **We would suffer substantial adverse economic and social impact** if the action were approved by the Board, i.e., granting St. Patrick's a Special Exception to locate its school opposite our house.

We are the only residents on Ashby Street without a driveway and your approval of the School as requested, would eliminate on street parking for our house, which is the only access we have for our cars. The School entrance is directly across from our house and the District Government eliminates parking on the street near school entrances for student safety. This is true at schools in our neighborhood including Key Elementary School and the International School on Foxhall Road.

Without onstreet parking, we would have pay to construct a driveway at considerable cost because our house is substantially above the grade of Ashby with a retaining wall several feet away from Ashby Street. Without paying for such a driveway, we would be greatly inconvenienced because reasonable access would be denied to our house from our cars. Further, our home would be substantially devalued because it would make it harder to sell at our currently appraised price, at least without deducting the cost of a driveway for a new owner.

We estimate that building a driveway comparable to the houses adjacent to us would cost about $60,000 because of substantial excavation required,

BZA
Case No. 16852
Exhibit No. 63

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.63

retaining walls that would have to be built since the driveway would be below grade, and necessary effective drainage to prevent flooding of our basement from heavy runoff on our property due to the steep slope of Ashby Street.

(5) **We believe there would also be increased noise and traffic on the street because use of the school entrance across from our house would be at least five days a week, whereas, the Psychiatric Institute, the current owner, is restricted by zoning to only three nights a week use to avoid disturbing the neighborhood.** We also believe, the school would detrimentally change the residential character of Ashby Street protected by zoning. If the School were to expand, it might purchase adjacent homes for school use, thus creating a commercial area.

Thank you very much for your consideration of our request. For the reasons noted above, we believe you should grant us party status.

Very truly yours,

Reva J. Hamilton

Michael L. Italiano

Italiano & Partners, P.C.
1511 Wisconsin Avenue, NW
Washington, DC 20007
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Fax

To:	Jerrily Kress	**From:**	Michael L. Italiano
Fax:	727-6072	**Date:**	March 30, 2002
Phone:	727-6311	**Pages:**	3
Re:	**Request for Party Status for Application 16852**	**cc:**	

Dear Ms. Kress,

Attached is our request for Party Status for this matter with the reasons we believe you should grant it pursuant to § 3106 of 11 DCMR. Thank you for your consideration of this important matter! With best regards,

Mike Italiano