Dennis Ruddy
923 T Street, NW
Washington, DC 20001

July 8, 2002

D.C. OFFICE OF ZONING
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Mr. Jeoffry Griffis, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, D.C. 20001

Re: Zoning Case # 16901

Dear Mr. Griffis:

This is to register my objection to the special exception application for accessory parking for The Most Worshipful Prince Hall Grand Lodge (the "Lodge") at 1906 Vermont Avenue, NW (Square 33, Lots 824 & 825). I understand that the Board of Zoning Adjustment will be considering the Lodge's application on July 23, 2002.

As a resident of the Greater U Street Historic District and nearby "neighbor" of the Lodge, I am expressing my opposition to use of this parcel of land as a parking lot. The nine-space accessory parking lot that the Lodge is requesting approval for amounts to an expansion of the Lodge's private parking lot that it presently operates at 1902 Vermont Avenue, NW (Square 333, Lot 800). The existing parking lot is currently not in compliance with District of Columbia zoning laws. Moreover, it has caused noise and hazardous traffic conditions in the neighborhood. Any request to expand the existing, illegal parking lot should be denied and considered only when legal use of the existing lot has been properly sought and granted, including an appropriate zoning review process and public comment period.

The Lodge has sufficient alternatives to the use of this parking lot. For example, the U Street Cardozo Metro Station is located at the corner of 10th & U Streets, directly adjacent to the Lodge building. Stops for major east-west and north-south city bus lines are available within a block of the Lodge building. Also, existing legal commercial parking lots with adequate space are available within a few blocks of the Lodge building for its members to use.

This neighborhood is working hard to rebuild itself and restore its residential character, and attempts to expand and sustain uses that are non-residential (this community is zoned R4 for residential use) should be closely scrutinized.

I strongly urge you to deny any request by the Lodge to operate 1906 Vermont Avenue, NW as a parking facility. Similarly, should an application be filed to recognize the existing parking lot at 1902 Vermont Avenue, NW under the zoning laws, I urge you to deny it. Thank you for your consideration of this matter.

Sincerely,

BZA
Case No. 16901
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16901
EXHIBIT NO.24