P.O. Box 73784
Washington, D.C. 20056

July 15, 2002

D.C. OFFICE OF ZONING
2002 JUL 19 PM 3:28

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

Dear Mr. Griffis:

The residents of the Westminster and French Street Neighborhood Associations understand that on July 23, 2002, the Board of Adjustment will be considering a special exception application for accessory parking (Case # 16901) for The Most Worshipful Prince Hall Grand Lodge (the Lodge) at 1906 Vermont Avenue, NW (Square: 333 Lots: 824 and 825).

As representatives of the aforementioned associations we would like to express our opposition to the utilization of these parcels of land as parking lots. The nine-space accessory parking lot the Lodge is requesting amounts to an expansion of the private parking lot it currently operates at 1902 Vermont Avenue, NW (Square: 333 Lot: 800). The existing parking lot is currently in non-compliance with District of Columbia zoning laws and has created noise and hazardous traffic conditions in the neighborhood.

The government of the District of Columbia has not cited the Lodge for zoning infractions, which include the expiration of their parking exemption ten years ago, even though the community has brought it to the attention of the zoning enforcement authorities. Any request to expand the parking lot should be denied and considered only when the existing lot has gone through the review process for public comment.

As a neighborhood that is working to rebuild itself and restore its residential character, attempts to expand and sustain uses that are non-residential (this community is zoned R4 for residential use) should be closely scrutinized. It should be noted that the U Street Cardoza Metro Stop is located at the corner of 10th and U Street, just steps from the Lodge's front door, and commercial parking lots are available for the members of the Lodge to use.

BZA
Case No. 16901
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16901
EXHIBIT NO.32

We strongly urge you to deny any request by the Lodge to operate 1906 Vermont Avenue, NW as a parking lot. Similarly, should a application be filed to bring the parking lot at 1902 Vermont Avenue into compliance we urge you to deny it.

Thank you for your time and consideration.

Sincerely,

Tania A. Shand
President
Westminster Neighborhood Association

Mari Fife-Logan
Co-Chair
French Street Neighborhood Association

Mark W. Pietrzykoski
Co-Chair
French Street Neighborhood Association

cc: The Honorable Anthony Williams
The Honorable Jim Graham
The Honorable Sharon Ambrose
The Honorable Harold Brazil
The Honorable Carol Schwartz
The Honorable David Catania
The Honorable Phil Mendelson
The Honorable Glen Melcher
Mr. Andrew Altman, Director, Office of Planning
Mr. David Clarke, Director, Department of Consumer and Regulatory Affairs