920 T Street, N.W.
Washington, D.C. 20001

July **22**, 2002

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

ZONING COMMISSION
2002 JUL 23 P 3:36

Dear Mr. Griffis:

It is my understanding that on July 23, 2002, the Board of Zoning 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 a resident of the Greater U Street Historic District I (we) would like to express my opposition to the utilization of this parcel of land as a parking lot. 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. 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. The U Street Cardozo 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.

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

Thank you for your time and consideration.

Sincerely,

Bernard A. Mercer

BZA
Case No. 16901
Exhibit No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.16901
EXHIBIT NO.40