September 24, 2002

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

Re: Application Number 16936

Dear Mr. Kress

As an owner and resident of a unit in The Carlton Condo I would like to state my opposition to Mr. Meier's application for a zoning variance to allow "general office use" in Unit 103 of The Carlton. This is a residential building and we must maintain control over the access to and use of our property. In the future Mr. Meier could sell or lease his unit to another business that would operate 24 hours per day or on weekends, with numerous clients coming and going from the building. This presents a very serious security as well as nuisance issue that we would need to deal with in order to protect the safety and concerns of all residents. All guests enter through the front door. Often there are people trying to enter the building who are not invited guests or know anyone in the property. Our residents know not to let anyone in to the building who has not been buzzed in by the party they are visiting. A "client or customer" coming to offices on the first floor is not aware of this policy and can let someone in who does not belong there. This has happened in the past and property has been vandalized. We also experience the problem of people parking in an owner's space, in the fire lane, and at the loading/handicap access area. We have one owner who is handicapped and the only way she can leave or enter the building on her motorized chair is through that loading area. It is not easy to find street parking and a general office us would only acerbate this problem. As you are well aware, people do not treat "other" properties with the same respect as property they own. The Carlton is our home; it is not an office building. I believe this usage category is too broad and can be a detriment to our property.

That being said, I have no objection to granting a C of O for use as a "law office" for the duration of Mr. Meier's occupancy and subject to our by-laws. However, as stated above, this is a residential property n not an office building, and to allow a "general office" use in a residential building is not appropriate nor in the best interests, safety, and well being of the people who live here.

Sincerely,

Mary Burman

Mary Burman
Owner/Resident Unit 702

BZA
Case No. 16936
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16936
EXHIBIT NO.30