July 1, 2003

SENT VIA FACSIMILE (202) 727-6072

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Application Number 17027

To Jerrily R. Kress:

I am writing in response to:

> Application of Emergence, Inc., pursuant to 11 DCMR § 3104.1, for a special exception to allow a community service center under section 334, in the R-4 District premises 731-733 Euclid Street, N.W. (first and second floors) (Square 2884, Lot 836).

I apologize for my inability to present my views in person, however, please accept the following questions and comments regarding the above Application of Emergence.

First, I would like to start by saying that I welcome the renovation/restoration of any vacant properties in our neighborhood since such properties present not only an eye sore, but also increase the likelihood of problems, such as crime, rodent infestation, and the like. While it would be my preference to see 731-733 Euclid Street, used for residential property, I welcome a community service center (center), but voice the following concerns.

1. Use. What types of activities will take place at the center? What is the targeted age group? What are the hours of operation?

2. Noise Pollution/Congestion. How many people will be accessing the center a day? How can residents be assured that the noise level will be kept to a reasonable level?

3. Funding. What is the center's funding source? Will there be any fees associated with using the center?

4. Parking. Are there any parking spaces allotted for the center? I live directly behind the center and do not support the use of any of the back alley space for parking. The alley is quite narrow and can barely meet the needs of the residents, never mind the in and out traffic associated with a business/center.

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5. Appearance and Maintenance. Are there any architectural plans, i.e., what will the center look like? Will it be landscaped, as it has a significant amount of land for a Washington, DC property? How can residents be assured the center will be appropriately maintained over time?

6. Owner Occupancy. It is my understanding the "owner" will also live in the center. This creates a comfort level for me, but how can we be assured the owner will always live at the center? However, this also leads to other questions, i.e., how many other individuals will reside at the center, and what safeguards are there to ensure there is a limit as to how many individuals will be allowed to "live" at the center.

I do not know a lot about the Washington, DC zoning process, however, it is my concern that once a change of zoning is issued, how do we ensure that all the provisions will be adhered to. I also don't know what, if any, provisions are set forth in the change of zoning permit. However, as I previously mentioned, I support the community service center, if I can be assured that the above mentioned concerns are appropriately addressed, in writing, in the new zoning permit. I would appreciate if you could provide me any comments and record of today's events and/or response to the above mentioned concerns by the prospective owner at your earliest convenience. Thank you.

Sincerely,

Greg A. Jones
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Washington, DC 20001
(202) 332-1649