D.C. OFFICE OF ZONING
2003 JUN 17 PM 5:44

FRANK C. BALLANCE

2009 Columbia Road, N.W.
Washington, D.C. 20009
Tel (202) 667-0510
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FAX COVER SHEET

BALLANCE/FRANKC
PREMIER
UA [redacted]
Gate 17
FROM LON / HEATHRO
TO WASH/DULLES

UNITED
FLIGHT GATE SEAT
UA 921 19A
BOARDING 10:55 AM
JUN 16 Y-CLASS
016 2191990267 CPN 2
ECONOMY PLUS

DATE:	**June 17, 2003**
TO:	**DC Office of Zoning**
FAX NO.:	**727-6072**
FROM:	**Frank Ballance**
RE:	**2005 Columbia Road, NW: Variance for Inn/Tourist Home**
NO. of Pages:	**3**

Dear Sir/Madam:

I am enclosing a Party Status Application in reference to case # 17044, re 2005 Columbia Road, NW. I and many neighborhood residents strongly oppose a variance to permit a "tourist home" with 15 rooms, to be operated at 2005 Columbia Road. This is the worst possible use for this property, with potentially very serious negative consequences for the neighborhood. This property was a backpackers hostel for a long time, badly kept, in disrepair, noisy, overcrowded - in short, a real eyesore. We would find strangers hanging around the hostel or our homes at night, very disruptive and potentially menacing. There is no possible justification for granting such a variance, which will encourage overcrowding, littering, potential dangers to the community, and impact on property values.

I mentioned to the lady I had spoken with earlier today that I have been in England, and just returned to Washington yesterday evening, when I received the notice. She indicated that I should be granted party status because I was overseas. I am xeroxing a copy of my boarding pass on United Airlines for the flight from London to Washington yesterday.

Thank you for your assistance.

Frank Ballance

BZA
Case No. 17044
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17044
EXHIBIT NO. 22

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

JUN 0 5 2003

APPLICATION NUMBER 17044
TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220-S, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, July 29, 2003. Your attention is invited to the following application:

> **Application of Claudio and Lucia Rosan,** pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under section 350.4, to establish an Inn/Tourist Home (15 units) in the R-5-D District at premises 2005 Columbia Road, N.W. (Square 2536, Lot 150).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR 3106.2. Section 3106 is enclosed for your information.

This case is in Advisory Neighborhood Commission 1C. This case will be heard between 9:30 a.m. and 12:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

Sincerely,

JERRILY R. KRESS, FAIA
Director

(SEE REVERSED SIDE)

Form 140
(Revised 03/15/02)

Case No. 17044

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
BALLANCE	Frank	C.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2009 Columbia Road, NW		Washington	DC	20009

Phone No.	Fax No.	E-Mail
(202) 667-0510	(202) 745-7010	Fballance@aol.com

Signature: Frank C. Ballance Date: 6/17/03

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel ☐

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?

All properties in the block of Columbia Road and surrounding areas will be negatively affected by approval of this application. There are no benefits to the community, and many negative consequences, to property values, cleanliness, safety, and quality of life.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

None. I own the property at 2009 Columbia Road, NW

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.) Less than 100 feet. There is one house between the property and my house

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied? If the application for variance is approved, it will have seriously negative consequences for this block of Columbia Road, with no positive benefits. There will be serious environmental consequences from transient nature of the lodgers, and the overcrowding. Parking will become much more difficult; more trash, more noise.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied. This is one of the most beautiful and historic blocks on Columbia Road. A tourist home is inconsistent with the character of the neighborhood, and will lead to large numbers of transients in the area, especially in the late evening. It will disrupt and potentially endanger the residents, who have no need for a tourist home. There are ample hotels nearby.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

There is no public interest of any sort in having a tourist home in this residential area, for the reasons stated above. The burden will be on all current and future residents, in greater burdens described. The developer has no neighborhood interest, and has not consulted the neighbors. He seeks to maximize his financial gain at the expense of all.