Form 140
(Revised 03/15/02)

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Case No. **17261**

PARTY STATUS APPLICATION

Name: **Charisse Barsella**
Address: **1426 Jackson Street NE** City: **Washington** State: **DC** Zip: **20017**

Phone: **(202) 281-2888** Fax: **202-449-3838** Email: **ckbhome@covad.net**

I hereby request to appear and participate as a party.

Signature: _____ Date: 12/17/04

I will appear as an **OPPONENT**. I will **NOT** appear through legal counsel.

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?*

The actions of Brookland Union in the past, apparently in preparation for the proposed parking lot, have already adversely affected my property values and quality with those who live within a two block radius.

Of the two houses on the property which were in perfectly good condition in 1996, one (1415 Jackson) was bought and destroyed by Brookland Union in 1996, and the other (1419 Jackson) was bought by Brookland Union in 1999 and allowed to deteriorate to the point where it was regularly used by transients and prostitutes, who left their old bottles, condoms and other trash on that property which is ON my block and visible to the entire block.

A parking lot operated day and night by the same people who have overlooked or even hastened the deterioration of their properties in the last 8 years will only bring more problems. A paved parking lot will increase the summer temperature even more. A parking lot open at nighttime will attract prostitutes, drug dealers and thieves and murderers, whether it is lighted or not (witness the recent murder at the beautifully landscaped well-lighted Franciscan Monastery parking lot at Quincy and 14th St. NE).

As a result of these problems, and other environmental, social and psychological effects mentioned below, the marketability of my property will be adversely affected, even in the current "hot" real estate market. No one wants to live with a parking lot in their view.

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17261
EXHIBIT NO. 32

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

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.)*
60 feet

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?*

Environmental Impacts

1. Trash will be dumped on the property and clean up will be at the whim of the Brookland Union Church who has already shown their lack of commitment to keeping our neighborhood clean and trash free.

2. The entry and exit of many cars during the day and night, the revving of these cars when starting up and the motors running while these cars are parked in the lot will cause an increase in particulate matter in the air including an unacceptable level of toxins which will adversely myself and the all neighbors surrounding the parking lot. We have property owners in the surrounding area who have health needs that will be negatively affected by the increased pollution.

3. The noise and traffic from the cars on Jackson Street will adversely affect the flow of traffic and create more noise pollution to what is normally a quiet block.

Economic Impacts

1. The value of my property will decline, since no one will be willing to buy a house with a parking lot across the street with all the accompany issues which I have noted here.

2. In order to mitigate the effects of noise and air pollution and the other problems mentioned additional money will need to be spent on trying to attract homebuyers to consider purchasing my property in spite of the parking lot across the street.

Safety Impacts

With a parking lot on our block the safety of the neighborhood is in even more jeopardy. There is now open space for criminal activities and areas where people can congregate and meet to consider unsavory activities. Also the continued perceptions that people in our neighborhood do not care about their properties and are easier targets than other blocks that are more insulated.

Social and Psychological Impacts

In 2002, I specifically chose to buy a house in this area of Brookland zoned 1-R-B for single-family homes because of its quiet residential nature, and the abundant trees and other plants. Everything in the neighborhood was pleasant, including the neighbors, except for the boarded-up house at 1419 Jackson.

At that time, the house at 1415 had already been torn down, and that lot was covered in green grass under some fine old trees. I was told by a neighbor that Brookland Union Church had tried to make a parking lot of this lot, but that neighbors had stopped them.
I felt this situation had devalued my property and the other houses in the area due to the unsightly house and lot. I felt pretty bad every time I looked out over to the house and lot from my porch or drove by.

My friends and family considered my house and block inferior and unsafe as compared to other neighborhoods because of the lot and asked if I should move somewhere else. This has caused a strain on my social relationships with my friends and family.

Future Impacts

As I mentioned I have already been battered psychologically, and am reminded of the lot every time I look out of any windows. What further impacts would a parking lot bring?

1. **Noise**

   The noise of cars coming and going, revving their motors; the noise of people talking loudly, particularly at night; the noise of people shouting and laughing. All of this noise will disturb our rest, trouble our minds and hearts, and even make us fear for our safety.

2. **Light**

   The lights of cars coming and going, security lights (if installed – there seems to be no plans for them at this time), the lights for the special events mentioned in the application. All of these lights will also disturb our rest, and keep us from sleeping at night.

3. **Air pollution, particulate matter.**

   The fumes of automobiles revving, coming and going will cause more toxins for increased respiratory problems.

4. Trash

The trash left by ordinary users of the parking lot, prostitutes and their customers, will be very distressing to see. It will become a gathering place for rats and rodents contributing to the already growing pest problem in the District of Columbia.

5. Ugliness

The ugliness of the current lot is already distressing. The ugliness of the planned parking lot will be even more so. Instead of trees and grass, and the home-like objects in a back yard, we will see an expanse of ugly black asphalt, cars, and the oil they leave behind, not to mention the trash that people will drop.

Although Brookland Union says that they will maintain the lot, their plans for the lot are ugly in themselves: an ugly chain link fence, no plants except a tiny amount of grass. We can judge the manner in which they will maintain the parking lot by the manner in which they maintain their current parking spaces behind the church. It is a very ugly area, with a sagging chain link fence and gate, secured by a chain wrapped around the posts of the gate and fastened with a padlock.

6. Danger

The planned parking lot will be dangerous. The plans for security are not sufficient to keep prostitutes, thieves and murderers out of the parking lot. There are no security lights, and even if there were, these would not deter serious criminals, as the Franciscan Monastery parking lot murders show. The parking lot is to be available day and night, so the gate will not be secured at night. There are no plans to hire security guards and station them in a kiosk at the parking lot. Since the parking lot will be dangerous, our own lives will be endangered by our proximity to this magnet for criminals. We will be very insecure and unhappy.

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.*

I believe that I have covered all of the relevant matters.

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.*

Since I live across the street to the lots in question, I will suffer day and night from the sights, sounds, noises, smells, polluted air, trash and crime mentioned above.

Car lights and security lights (if any) will shine directly into my living room window, car radios, loud talking, shouting, screams and perhaps even gunshots will awaken me.

Other neighbors who live closer will experience even more problems: Joe Porter (423 Jackson) is even closer than I am, and will experience these problems to a greater degree; other neighbors Shane Braganza (3111 14th) and Shirley Lewis (3107 14th) are very close, and will experience these problems more severely.

My neighbors the Mks (1400 Jackson), the Peytons (1418 Jackson) are also on my block as well as Cindy King (1422 Jackson) who is my next door neighbor and is also directly opposite the properties thus will experience the problems as severely.

Other close neighbors will experience them to a lesser degree, being neither immediately adjacent to the lots or in the direct line of sight. The general public on other blocks will be hurt to a lesser degree, being generally deprived of a quiet neighborhood by the presence of this parking lot, although they have been extraordinarily supportive of the near neighbors in our distress.