Party Status - Case 17268

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I own 301-Seventh St. NE, Washington DC. 20002

I cannot appear at hearing scheduled Jan. 11, 2005
I will not use legal counsel.
I oppose the application of Jay & Patricia Adelstein.

(1) I own 301-Seventh Street, NE, Washington DC 20002.
(2) I am contemplating moving into the first floor of my property once it is renovated for part of the year.
(3) My property is close to 315-7th St. NE (about 200ft).
(4&5) Washington is the third most polluted city in the USA after LA and Denver. Due to continuous traffic (North and South) on "C Street" and also on Constitution Avenue, residents have to move their cars on "C" from one side to the other if they are stay-at-home or elderly, ~~because~~ during early morning and evening hours. Although the new 3-story, highly expensive houses on Constitution Avenue have garages, the tenants are not always apt to accommodate guests who, of course, will look for on-street parking in the aforementioned area. It would be Ideal if all these properties ~~have~~ had enough ~~alleys~~ alleys & backyards to build garages, but regrettably there are no ~~alleys~~ alleys and back yard areas to do so. A public library and the local police department draw persons who may only be there temporarily but nonetheless impact significantly on on-street parking.

A part of this area has been designated (and the rest will in time be so) a "Historic District." When I have renovated the downstairs (and the plans were okayed by the district and the local persons who have exerted pressure to maintain

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Exhibit No. 23

Board of Zoning Adjustment
District of Columbia

the Victorian perspective) I plan to apply for historic designation which will permit my property to have a social standing in the community.

I have limited the 2-bedroom upstairs apartment of my property to only 2 tenants.

By adding a 2-story addition to one property, such an addition may impinge upon the flood problem that occurs during heavy rains in this area. Also more occupants (I can only assume that more persons would live in said property) would impinge upon the sewer and electrical systems. If this application were to "pass," what would stop others in the area requesting not only back additions but higher additions to their properties.

Respectfully submitted by

Maria Pavlidou December 20, 2004