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October 9, 2005

From: Mrs. Gertrude Saunders
816 Randolph Street NW
Washington, DC 20011

To: Commissioners, Board of Zoning Adjustment
441 4th Street NW, Suite 210 South
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17378
EXHIBIT NO. 23

RE: CASE NO. 17378

Dear Mr. Griffis:

On June 3, 2005, our neighbor, Mr. Jean Kamdem, who lives at 821 Randolph Street NW, filed a petition in the above-captioned case with the Board of Zoning Adjustment for zoning relief. He is requesting permission to turn his existing row house (a 4-bedroom single-family dwelling) into a single apartment unit, as well as to build a 2-story apartment building comprised of two 2-bedroom apartment units, in the rear, i.e. the back yard, of the existing house. We are opposed to his petition for the basic reasons outlined below.

1) This is a Single-Member District. I have lived here since the year 1919. Ms. Mae Goss lived here for 50 years. Mrs. Shirley Gibson lived here for 44 years. Mr. Linroy Davis, Mr. Tommy Swinton, Mr. Clarence Peeler and others have lived here for more than 25 years and Mrs. Bette McFadden have lived here for 12 years. We have watched this neighborhood flourish and later fall to drug dealers, pimps and prostitutes. Most of the homes on this block were turned into rooming houses that rented to those types of individuals. The neighborhood fell victim to undesirable people and the area was completely run down. There was a time when we couldn't leave our home after dark because the crime was so bad. Over the last 6 years, new homeowners purchased those run down homes, fought to get the undesirables out of the neighborhood and have brought this community back to life.

We have vested a considerable amount of time, money and effort in upgrading and beautifying our home over the years. These renovations have been very costly, and have added significant value to our properties, and to the community in general. Most individuals in the affected block are new homeowners either having recently finished extensive renovations, or still in the process of doing so.

It appears from Mr. Kamdem's petition that he wants to turn this area back into a rental community. As it stands, he already has two tenants living in his basement. We have a stake in what we have sought to accomplish here and don't want it ruined by his undertaking.

2) Parking is a big issue on this block. Mr. Kamdem's apartment community will undoubtedly add more parking congestion. Because this area is about 1-1/2 blocks from the Georgia Avenue-Petworth Green Line Metro, a lot of persons with Zone 4 stickers drive to this stretch of Randolph Street and park here during the workday, to be closer to the Metro. Furthermore, there are at least three large churches bordering this block. Two are Protestant churches, and one is Seventh Day Adventist. Therefore, on both days of the weekend, church members who park consume this stretch

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of Randolph Street, and even double park, and spaces near fire hydrants are fair game for persons seeking parking. Add to this congestion, people attending to business on Georgia Ave; and the fact that Latney's Funeral Home is right at the corner of Randolph and Georgia Avenue, and when there is a funeral, another layer of the very limited parking situation arises any day of the week.

Then there's the alley joining Mr. Kamdem's back yard and ours. There are constant problems with people parking in the alley and blocking our ability to access our back yard. Trash collectors occasionally have to wait a considerable amount of time for people to move their car. We are concerned as to where Mr. Kamdem's new tenants will be parking. Currently he has a business van, two trucks and two family cars. He parks his trucks in the back yard. Both his tenants that live in his basement park on the street. That's seven vehicles. His plans only include two parking spaces in the back yard. The two additions that he plans to build in the rear of his house will be accessed from the alley. We believe this will create a parking nightmare in the alley as well as limit the amount of parking spaces for homeowners.

3) Mr. Kamdem wants to turn his existing house into a single apartment unit - basically, a boarding house. His petition does not indicate whether he and his family will live in the apartment complex he intends to create, but his motive seems to be profit only, so it is doubtful that he will be conscientious about the numbers and kinds of tenants to whom he rents. Such a motive is not only inconsistent with the work and efforts of the other community residential property owners, it is also inconsistent with the underlying zoning construct for this area as a thriving and regenerating community.

A hearing is scheduled on November 8th regarding the disposition of Mr. Kamdem's petition. We know there are good legal arguments on both sides. However, as hardworking homeowners, and with the support of other homeowners directly affected by the Board's ruling, we respectfully request that you join us in asking the Board to deny Mr. Kamdem's petition.

The attached petition reflect those who are opposed to Mr. Kamdem's petition. Thank you.

Sincerely,

Gertrude Saunders

cc: Mr. Timothy Jones, Single Member District 4C08
Ms. Karen Archer, 4C Advisory Neighborhood Commissioner
Mr. Harold W. Prince, 4C Advisory Neighborhood Commissioner
Mr. Kenneth Alexander, 4C Advisory Neighborhood Commissioner
Mr. Ronald P. Bland, 4C Advisory Neighborhood Commissioner
Mr. Marc Yesberger, 4C Advisory Neighborhood Commissioner
Mr. Franklin G. Pryor, 4C Advisory Neighborhood Commissioner
Mr. Peron Williams, 4C Advisory Neighborhood Commissioner
Mr. Joseph E. Martin, Jr., 4C Advisory Neighborhood Commissioner
Mr. Joseph C. Henson, 4C Advisory Neighborhood Commissioner
Councilmen Adrian Fenty, Councilmember Ward 4
Mr. Ken Laden, DC Department of Transportation
Development Review Division, Office of Planning, Ward 4

Petition

Our neighbor Mr. Kamdem filed a petition with the Board of Zoning Adjustment for zoning relief, Case Number 17378. He requested permission to turn his existing row house (a 4-bedroom single-family dwelling) into a single apartment unit; as well as to build a 2-story apartment building comprised of two 2-bedroom apartment units, in the rear, i.e. the back yard, of the existing house. The following individuals that live within 200 feet of his home are opposed to his petition:

Date	Signature	Print Name, Address and Phone Number
10-9-05	Patricia D Roy	PATRICIA D. ROY 819 RANDOLPH ST. NW
10/9/05	Gertrude Saunders	GERTRUDE SAUNDERS 816 RANDOLPH ST, N.W
10/9/05	Philippe Chabot	PHILIPPE CHABOT 810 RANDOLPH ST NW
10/9/05	Bette McFadden	Bette McFadden 818 Randolph St NW
10/9/05	Ellen F. Bigham	Ellen F. Bigham 3900 8th ST, N.W.
10/9/05	Jenny Awp	3906 8th ST NW
10/9/05	Lena Desormeaux	3912 8th NW 20011
10-9-05	Aby TROXLER Troxler	3914 8th NW 20011
10-9-05	Mae Goss	MAE GOSS - 3916 - 8th St N.W
10-9-05	Annie Cooper	ANNIE Cooper - 820 Sheppard ST. NW
10/9/05	LINROY DAVIS Linroy Davis	3908 - 8th St NW
10 9 05	Mark E Bush	Mark E Bush 3822 8th NW
10/10/05	Shirley GLENN-GIBSON Shirley Glenn-Gibson	3904 - 8th St. NW. 20011
10/10/05	Mark A McCleary	Mark A McCleary 810 S Highland St, (Explanation)