From: Stan Frye
To: DCOZ - BZA Submissions (DCOZ)
Subject: Opposition to BZA Case 21510
Date: Wednesday, October 14, 2026 8:24:43 AM

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Dear Chairperson Pourciau and honorable Members of the Board,

My family has lived on the corner of Williamsburg Lane and Porter St. NW for over 30 years. We were drawn to make our family's home in this neighborhood by the tranquility of the dead end streets, the proximity of Rock Creek Park and the historic nature of the surrounding area.

I am opposed to granting approval of a special exemption to the Rock Creek Club for it's proposed use of the Greystone property as a "community center" for a neighborhood that is artificially defined as those living within a one mile radius of Greystone. The "neighborhood" in the BZA application 21510 does not need a community center; it does not exist

In the applicant's revised prehearing statement dated October 5, 2026 (BZA Case 21510 Exhibit 21) the map provided by the applicant with regard to "Specific Criteria 4 - The Use is Reasonably Necessary and Convenient to the Neignborhood it Serves" clearly shows that no one living in the immediate neighborhood of Greystone (I.e.the gravel road leading up to Greystone, Williamsburg Lane and the single family homes on Quebec St east of Connecticut Ave) has shown interest in signing up to be a member.The immediate neighborhood will be significantly and adversely affected by the applicant's plan. There is nearly 100% opposition in this neighborhood because of the expectation that the tranquility, seclusion, park environment and historic setting will be severely impacted by the hundreds of club members, employees, and service people who will be coming and going each day. We, who have chosen to purchase properties and live in this neighborhood, deserve to be able to continue to enjoy it's current residential qualities undisturbed by a relatively large members only club masquerading as a community center.

Despite claims that there will be no adverse affects to the neighborhood that would disqualify an exemption, the picture changes when the residents who live in close proximity to Greystone are considered the neighborhood and that hundreds of members, employees, and service people who would be coming and going from the property daily are are seen as unwanted guests. Residents of the gravel road portion of Porter St will be most severely impacted each day by traffic and noise while those living on Williamsburg Lane and possibly Quebec St. will share the noise. Those living on Williamsburg Lane will have increased parking and traffic. Anyone who visits the club and needs parking will find Williamsburg Lane to be the most convenient place.It is important to understand that Williamsburg Lane does not have sidewalks and additional traffic and cars parked on the street increase risks to pedestrians and children playing. Increased parking will lead to more instances of parking that blocks walkways making it more difficult to access properties. Even with the applicant's plan for trash handling, the large increase in the number of people in the area each day will also lead to

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an increase in trash and litter that may lead to a rat problem from which the neighborhood is currently free.

Please consider this statement of opposition to BZA application 21510 in your decision process.

Respectfully,

Stanley Frye