KATHLEEN A. LYNCH

1748–3B Corcoran Street NW : Washington DC 20009 : Telephone (202) 387 4330 : e-mail kalynch2@starpower.net

October 3, 2002

Commissioner Carol Mitten
Chair, DC Zoning Board
441-4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by Notre Dame University,
Building at 1615 New Hampshire Avenue, NW

Dear Commissioner:

Enclosed are letters gathered from neighborhood residents who oppose the proposed rezoning and from the Corcoran Mews Condominium Association of which I am president.

This note, transmitting these letters, is also my request, as an individual neighborhood resident, that you reject Notre Dame's request for rezoning. The proposed use as a dormitory for 50 students, classrooms, and neighborhood meetings is entirely incompatible with the character of the 1700 block of Corcoran Street, a quiet residential neighborhood.

Many thanks for your consideration of these objections to the proposal.

Sincerely yours,

Kathleen A. Lynch

Kathleen A. Lynch

ZONING COMMISSION
District of Columbia
Case 02-25
Exhibit 45

ZONING COMMISSION
District of Columbia
CASE NO.02-25
EXHIBIT NO.45

CORCORAN MEWS CONDOMINIUM ASSOCIATION

Board of Directors

October 1, 2002

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by Notre Dame University,
Building at 1615 New Hampshire Avenue, NW

We the Board of Directors of the Corcoran Mews Condominium Association oppose the proposed change in zoning to allow the University of Notre Dame to use this building as a dormitory, classroom, and possible meeting place for neighborhood organizations. We understand that 50 students and a faculty resident will eventually reside there and that the groups will turn over three times a year.

At the Association's annual meeting on September 30, 2002, 13 participants voted against the rezoning proposal; one participant voted in favor.

The 1700 block of Corcoran Street N.W. consists of individual family dwellings, townhouses, and condominiums. Corcoran Mews itself occupies the buildings at 1746, 1748, 1750, 1752, 1754, and 1756 Corcoran Street NW, all diagonally opposite the property in question. Corcoran Mews consists of 35 units and a somewhat higher number of residents. The bedrooms of several units face the property in question.

We urge you to deny the university's rezoning request because:

1. The addition of 50 student residents would double the population of the New Hampshire Avenue–end of Corcoran Street.
2. Corcoran Street is a quiet, residential area of family and individual dwellings. The university proposal is inconsistent with the character of the neighborhood.
3. The addition of so many residents, with additional foot traffic and noise, would impair current residents' quality of life.
4. Use of the back entrance to the building and the deck in good weather, in particular, would disturb Corcoran Street residents whose bedrooms face Corcoran Street and residents of the building next door to that entrance and deck.
5. Allowing use of the building for meetings by community residents would further disturb the tranquility of the neighborhood.
6. Students will be students: they will work hard and play hard.
7. The rezoning would add to parking problems in the neighborhood. Even though students are not permitted to have cars, they will have visitors with cars.
8. The rezoning would open up the possibility of further "university sprawl," which has already ruined Foggy Bottom as a residential neighborhood.
9. Conversion of residential properties to rentals at high prices leads to deterioration of the housing stock as attention to maintenance wanes (witness the Georgetown University side of Wisconsin Avenue adjacent to the school).

10. All of these factors would impair the value of current residents' investments in their properties.
11. Allowing a nonprofit, tax-exempt institution to buy this property would deprive the DC Government of individual and business taxes that the District can ill-afford to forgo.

Thank you for your consideration.

Sincerely yours,

Kathleen A. Lynch

Kathleen A. Lynch
President, CMCA

Comments Submitted to the Zoning Commission of the District of Columbia Regarding Case No. 02-25 (The University of Notre Dame, 1615 New Hampshire Ave, NW to Convert a Building for University Use)

We, the undersigned owners of condominiums located at 1751 Corcoran Street, oppose the application by the University of Notre Dame for a zoning change at 1615 New Hampshire Avenue. The building is located on the corner of New Hampshire Avenue and Corcoran Street. We oppose the zoning change for the following reasons:

Increased Noise. Our condominiums are located 15 yards away from, and adjacent to, the property at 1615 New Hampshire Avenue. Two of the units have windows directly facing the building. Currently all four of our units get noise from the back of embassies located on New Hampshire Ave. However, this noise occurs almost exclusively during business hours from Monday through Friday. In contrast, dormitories are inherently noisy places, especially at night and on the weekends. The University proposes to house 50 students at this location. Fifty college students will attract more college students for parties and as overnight guests. In addition, the University may hold receptions, lectures and other special events at this location, also increasing the number of visitors. All these factors will increase noise and exacerbate parking problems on the street. Our four units in particular will be subjected to substantial noise from a dormitory of this size.

Alcohol & drinking: At the ANC meeting held on September 18th, the representative from Notre Dame confirmed that alcohol will be permitted in the dormitory. Statistics show that problems associated with underage drinking and college students are a fact of university life. In addition, drinking in dormitories frequently has a negative impact on neighboring communities.[1] While this is only one dormitory, we are very concerned that the presence of alcohol in the building will cause problems and lead to lowered quality of life in the neighborhood.

Back patio. The large back entrance to the building, which faces our units, is scheduled to be the dormitory entrance. The back of the building also features a patio and deck that will become a hub of social activity during much of the year. As a result, the back of the building will experience greatly increased foot traffic and social activity. Much of this foot traffic and social activity will spill into the narrow alley between our buildings.

Student turnover. Students to be housed at this dormitory will only reside in the District for one semester. As a result the neighborhood will be subjected to 50 students leaving and arriving every three months. The influx of transitory students will interfere with the residential character of Corcoran Street, which consists predominantly of historic townhouses and owner-occupied condominiums. Many of the residents on this street have lived there for over ten years and take pride in the street. Students who live here for 3 months will not be invested in the community,

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[1] According to the College Alcohol Study conducted by the Harvard School of Public Health, about 44 percent of college undergraduates reported binge drinking at least once in the two weeks prior to being surveyed. Furthermore, the same study found that neighbors living within one mile of college campuses are 135 percent more likely to suffer from public disturbances—also called "secondhand effects"—due to college students' binge drinking, than those who live more than a mile from campus. These secondhand effects include increased noise, litter, drunkenness, and other public disturbances. (*Social Science & Medicine*, 2002; Volume 55: 425-435)

but will view our neighborhood as their semester "vacation destination." Furthermore, the process of 50 students moving in and out of the building every three months will be noisy, disruptive, and will obstruct sidewalks and traffic flow due to moving trucks parked on the street.

The University has stated that they have never received complaints from residents at their current location, which is located at 2807 Connecticut Avenue. That building is located on a major thoroughfare in one of the busiest parts of the District (Woodley Park/National Zoo). We would not expect a dormitory to generate many complaints when located in an area with such high levels of pedestrian and car traffic.

In contrast, New Hampshire Avenue is a widely used, but much less busy street. Corcoran Street is a quiet, residential street with minimal foot traffic. Locating university classrooms and a dormitory in this neighborhood would be detrimental and would fundamentally change its character.

The above complaints, in addition to several others, were voiced by residents at a September 18th meeting of ANC2B. After hearing this additional testimony, the ANC voted to change its position and oppose the zoning change. We urge you to do the same.

We appreciate the opportunity to submit our comments for your October 28th meeting and thank the Commissioners for leaving the record open on this matter.

Oxiris Barbot
1751-C Corcoran Street
(202) 483-5775

Lisa Bernhardt
1751-D Corcoran Street
(202) 462-1973

Marc Groman & David Reitman
1751-A Corcoran Street
(202) 265-2736



MARTIN & JEFF

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Martin Töews & Jeff Brier



Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
1615 New Hampshire Avenue, NW

As a twenty-year veteran real estate agent in DC and a resident at 1728 Corcoran NW my opinion is the installation of students and faculty would adversely affect the values of the homes here. The three blocks of Corcoran between 19th and 16th streets NW are known to be very desirable in no small part to the fact that they are quiet and somewhat traffic free. The blocks change one way direction at various intersections and assure lighter traffic. Repeatedly, when property is available on these blocks, the sales are at a premium price and I have no doubt the values would be adversely affected.

I have no desire to thwart the housing resources available to students and am sure there are locations where homeowners are not so adversely affected in their living environment and the likely reduction in value of their homes and investment.

Thank you for your consideration

Jeffrey M. Brier

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2007 OCT -4 PM 2:46

COLDWELL BANKER
RESIDENTIAL BROKERAGE

2828 Pennsylvania Ave., N.W., Washington, DC 20007
Direct Line: 202-471-5203 • **Fax:** 202-342-7742
E-mail: realestate@Martin-Jeff.com

Kristen D. Holtz, PhD
1754 Corcoran Street NW 48R
Washington DC 20009
202-462-3991/kholtz@danya.com

September 19, 2002

Dear DC Board of Zoning:

I am writing to oppose the request for rezoning of the property located at 1615 New Hampshire Ave NW. I am unable to attend your meeting on October 28, but I am happy to send this letter expressing my opinions in my stead.

It is my understanding that the University of Notre Dame wishes to house up to 50 students in this building as a dormitory. This zoning modification will cause an irrevocable change in the character of the neighborhood and adversely affect the quality of life of the current residents. Therefore, I strong urge the commission to deny the rezoning request because:

- The University of Notre Dame proposal is not consistent with the character of the neighborhood. Corcoran Street is residential -- small, narrow, and quiet with a residential population of owner occupied single-family homes. A dormitory for 50 students would almost double the residency of the north side of the street and severely compromise the quiet peaceful character of the neighborhood.

- The UND testified before the Zoning Board that they have never had a neighbor complain about their current location on Connecticut Avenue by the zoo. Further, the UND testified that their students' schedules are so busy that there will be "no time" to pollute the neighborhood with noise and the other byproducts of student life. As a university lecturer, I am well aware of the habits of undergraduate students, and I find these characterizations incorrect and illogical. There is no comparison between the impact that a dormitory has on a major thoroughfare such as Connecticut Avenue and that impact on a small residential street. There is no comparison between their current enrollment of 20 and their proposed enrollment of 50 at 1615 New Hampshire Ave. And there is no such thing as a student too busy to "blow off steam".

In summary, the foot traffic and noise that will be a natural byproduct of this dormitory will be a great threat to our street, our quiet enjoyment of their homes and our property values.

I strongly urge the Board of Zoning to reject rezoning proposal, and proper procedure followed to hear this request with the input of the residents that it will affect. Please feel free to contact me if you would like clarification or more information related to this letter.

Sincerely,
Kristen D. Holtz, PhD

September 19, 2002

Arthur S. Martinson
1754 Corcoran Street NW #56B
Washington, DC 20009
202-365-8740

As a resident of the District of Columbia for ten years, all of it in the same condominium on Corcoran Street, I have made considerable investments -monetary, social, cultural- in living in this area. It is with great concern that I write this letter to you expressing my opposition to the University of Notre Dame's proposal to move staff and students into 1615 New Hampshire Avenue.

Please do not think me so narrow minded as to categorize all college students as irresponsible, disruptive, bellicose, young hooligans: I know for a fact that blanket stereotype is false. But the admission of campus life at high-turnover rates, each and every year, will dramatically adverse the atmosphere on Corcoran Street between 17th and 18th. I have neighbors who have been here longer than my ten years and they are even more adamant than me about maintaining the completely residential feel of this block of Corcoran.

Besides the change in atmosphere, high property values -which benefit the District government- could drop dramatically if the physical condition of the 1615 New Hampshire property falls into disarray, intentionally or unintentionally. Further urban blight during the seeming Renaissance in our city cannot be accepted.

Please accept my letter of opposition to the University of Notre Dame's proposal to move into 1615 New Hampshire Avenue.

Respectfully,

Arthur S. Martinson

SEP 23 2002



1441 Q Street, NW
Washington, DC 20009
T 202.667.2000
F 202.667.4850

September 26, 2002

Ms. Carol Mitten
Chair, D.C. Zoning Commission
441 4th Street N.W., Suite 210
Washington, DC 20001

Re: Proposed Rezoning, 1615 New Hampshire Avenue

Dear Ms. Mitten:

I am writing on behalf of the owners of 1744 Corcoran Street—a four-unit fully renovated townhouse about 500 feet east of the subject property.

The owners, whom I represent as property manager, are very distressed that they just spent $250,000 last year renovating an already expensive property-- only to discover that the city might take an action which could have the unintended but disastrous effect of reducing the value of their considerable investment.

Having lived before near a college dormitory, I know from first-hand experience the noise and disturbance college students can create. Students may be well-intentioned and studious, but create quite a ruckus nonetheless, especially at late evening hours when nearby residents on a different schedule are trying to sleep. The presence of students inevitably leads to party-related noise, to horn honking and other exuberances which simply don't fit in our neighborhood. It doesn't help that Notre Dame is known as a party school, notwithstanding the clean-cut students who have testified on behalf of the proposed zoning.

What the city and residents have learned from the experience of Georgetown and GW University is that the failure to separate school and housing uses can have very negative effects. The spillover of student uses into residential areas radically alters the feel and attractiveness of those areas. Even subtle changes can greatly influence whether a neighborhood improves or declines. In addition, if you approve the rezoning what will you say to another proposed college or dormitory rezoning based on what you granted Notre Dame?

Aside from noise, there are issues of increasing traffic on Corcoran Street, which is a very narrow and quiet residential street. Increasing area density to permit a different set of 50 students to move in three times per year will exacerbate the problem of traffic tie-ups, tight parking and congestion.

Last, the proposed zoning change will reduce revenue to D.C. in two ways at this critical juncture in our municipal finances: By eliminating the subject property from the property tax base, and from reduced property tax collections from neighboring properties affected by the downscaling of the area.

The owners therefore respectfully request that you deny the proposed rezoning. Colleges no doubt need dormitories but they should choose suitable locations—commercial or business areas such as the Connecticut Avenue location presently used by Notre Dame. Quite simply, our quiet residential area is not an appropriate dormitory location.

Sincerely,

Gil Blankespoor, Principal

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
1615 New Hampshire Avenue, NW

I, a concerned resident of the 1700 block of Corcoran Street, NW, oppose the proposed change in zoning to allow the University of Notre Dame to use this building as a dormitory, classroom, and possible meeting place for neighborhood organizations. I understand that 50 students and a faculty resident will eventually reside there and that the groups will turn over three times a year. This block of consists of individual family dwellings, townhouses, and condominiums and is entirely unsuitable for the proposed use.

I therefore urge you to deny the university's rezoning request because:

1. The addition of 50 student residents would double the population of the New Hampshire Avenue–end of Corcoran Street.
2. Corcoran Street is a quiet, residential area of family and individual dwellings. The university proposal is inconsistent with the character of the neighborhood.
3. The addition of so many residents, with additional foot traffic and noise, would impair current residents' quality of life.
4. Use of the back entrance to the building and the deck in good weather, in particular, would disturb Corcoran Street residents whose bedrooms face Corcoran Street and residents of the building next door to that entrance and deck.
5. Allowing use of the building for meetings by community residents would further disturb the tranquility of the neighborhood.
6. Students will be students: they will work hard and play hard.
7. The rezoning would add to parking problems in the neighborhood. Even though students are not permitted to have cars, they will have visitors with cars.
8. The rezoning would open up the possibility of further "university sprawl," which has already ruined Foggy Bottom as a residential neighborhood.
9. Conversion of residential properties to rentals at high prices leads to deterioration of the housing stock as attention to maintenance wanes (witness the Georgetown University side of Wisconsin Avenue adjacent to the school).
10. All of these factors would impair the value of current residents' investments in their properties.
11. Allowing a nonprofit, tax-exempt institution to buy this property would deprive the DC Government of individual and business taxes that the District can ill-afford to forgo.

Thank you for your consideration.

Signature Timothy P. Foley
Name Timothy P. Foley
Address 1756½ Corcoran St. NW #A
Phone no. (202) 588-1424

Please, see attached e-mail forwarded to the President of the University of Notre Dame.

msn Hotmail® esquire1dc@hotmail.com Inbox | Previous Page

From : "Tim Foley" <esquire1dc@hotmail.com>
To : prinfo@nd.edu
Subject : Attn: Reverend Edward A. Malloy, C.S.C., President, University of Notre Dame
Date : Fri, 27 Sep 2002 19:19:43 -0400

Father Malloy,

My name is Timothy P. Foley. I am a resident of the District of Columbia residing at 1756 1/2 Corcoran St., Unit A. Recently, I was advised that the University of Notre Dame has plans to purchase the building at 1615 New Hampshire Street known as the Pacific Corcoran building. This building is diagonally across the street from my residence.

Upon learning of this transaction I contacted your Office of Public Relations and spoke with Dennis Brown who informed me that the University of Notre Dame intended to use the building to house its Semester in Washington Program. He advised me that the University planned on housing 20 to 30 students and some full time employees.

Last night I attended the Zoning Board Meeting where the University made its case for a use variance. There I learned that the University of Notre Dame intended on housing 50 students, not the 20 to 30 Mr. Brown indicated! The whole north side of Corcoran Street (where the side of the Pacific Corcoran building faces) does not have that number of residents! The University's plan would more than double the population on the north side of the street.

I am deeply concerned about this situation and how it will affect the quality of life of residents in our neighborhood. Corcoran Street can be characterized as quaint, quiet and charming. It is prized by the residents of the District who seek quiet refuge from busier parts of the city while still maintaining access to urban conveniences. The addition of 50 college age adults would radically and drastically alter the character of our neighborhood.

Currently, there are less than a dozen full time residents and 40 employees in the Pacific Corcoran building. The employees are only present during the day time leaving the building mostly unoccupied during the evenings and weekends. The University's plans would create 51 full time residents living in a high density environment 24/7, a situation incompatible with its surrounding neighborhood.

Your representatives made a case about lessening the parking problems in the neighborhood, but they failed to address the increase in foot traffic, and the drain on neighborhood resources. Most of the residents on Corcoran Street have their bedrooms facing the street. I'm on the ground floor, and my bedroom is by the front windows. I shudder to think of students coming and going at all hours, particularly on weekends.

The Safeway grocery store, a block down from the Pacific Corcoran House, has the highest foot traffic on the East Coast. It's been called the Soviet Safeway because of the long lines and empty shelves. Can you imagine the impact of an additional 50 hungry college students?

I appeal to you as former resident of the District of Columbia. Please, reconsider you plans to relocate in our neighborhood. Your current location on Connecticut, as you know is on a major thoroughfare, and not adjacent to the kind of neighborhood we have. I am sure there are more suitable locations where you can grow your program. In fact, I'm surprised you couldn't work out a suitable arrangement with Georgetown, Catholic, or Trinity College to utilize or share their resources for your purposes. It would be more efficient and would introduce your students to other students in the District of Columbia instead of isolating them in their own enclave.

The District has had its share of problems with Georgetown University, and more particularly George Washington University where campus life can have a detrimental effect on the availability of affordable housing, and can affect the quality of life of residents. When a University enters a neighborhood many owners choose to rent their homes because they know they'll have a steady supply of renters. Typically, student rentals aren't maintained as well as ordinary rentals, and the appearance of the neighborhood declines.

As you know, the District is in the process of a sort of rebirth. Incentives are offered to attract people to permanently reside in the District, and it has been effective. I am one of those people who chose to invest my life in the District. I feel fortunate.

I and many of my neighbors chose Corcoran Street because of the quality of life it offers. We avoided locations like Foggy Bottom because of University Creep. Many of us have lived in different areas of the city before deciding to settle here. It's important to maintain the availability of areas like Corcoran Street in the city to attract and retain responsible tax paying residents.

Finally, please, don't think I am trying to disparage your University or the quality of your students. As virtuous as your students may be, they are normal, red blooded, college students. They will be living in a high concentration living arrangement. They will want to come and go frequently taking advantage of the city amenities, particularly, nightlife. This will attract other college students to the area, and weekends will be a time to blow off steam in Dupont and Adams Morgan. It has been reported numerous times on T.V. and in print about the problems D.C. residents living near off campus Catholic University houses have had. We have the opportunity to prevent that from happening here, and that is why I hope you will reconsider.

Thank you for your consideration in this matter. I know you are an extremely busy man, and this is one of many of your concerns, but I hope you will give it some thought. Come and visit Corcoran Street if you can the next time you are in the District and see the situation for yourself. As residents we would enjoy the opportunity to meet and discuss the situation.

Very truly yours,

Timothy P. Foley, Esq.

Board Member of the Corcoran Mews Condominium

(Alumnus, Fordham University School of Law)

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Susan L. Cook-Guzman
1761 T Street, NW
Washington, DC 20009
202-462-6228

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
1615 New Hampshire Avenue, NW

I, a concerned neighborhood resident and parent of two elementary school-age children, oppose the proposed change in zoning to allow the University of Notre Dame to use this building as a dormitory, classroom, and possible meeting place for neighborhood organizations. I understand that 50 students and a faculty resident will eventually reside there and that the groups will turn over three times a year.

This block of consists of individual family dwellings, townhouses, and condominiums and is entirely unsuitable for the proposed use. I therefore urge you to deny the university's rezoning request because:

1. The addition of 50 student residents would double the population of the New Hampshire Avenue–end of Corcoran Street.
2. Corcoran Street is a quiet, residential area of family and individual dwellings. The university proposal is inconsistent with the character of the neighborhood.
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6. Students will be students: they will work hard and play hard.
7. The rezoning would add to parking problems in the neighborhood. Even though students are not permitted to have cars, they will have visitors with cars.
8. The rezoning would open up the possibility of further "university sprawl," which has already ruined Foggy Bottom as a residential neighborhood.
9. Conversion of residential properties to rentals at high prices leads to deterioration of the housing stock as attention to maintenance wanes (witness the Georgetown University side of Wisconsin Avenue adjacent to the school).
10. All of these factors would impair the value of current residents' investments in their properties.
11. Allowing a nonprofit, tax-exempt institution to buy this property would deprive the DC Government of individual and business taxes that the District can ill-afford to forgo.

Thank you for your consideration.

Sincerely,

Susan Cook-Guzman
10-02-02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
1615 New Hampshire Avenue, NW

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Thank you for your consideration.

Signature [signature]
Name Joe Talley
Address 1758 Corcoran
Phone no. (202) 332-2112

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
1615 New Hampshire Avenue, NW

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Thank you for your consideration.

Signature [signature]

Name Gil Blankespoor

Address 1744 Corcoran St NW

Phone no. 202-667-2093

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

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Thank you for your consideration.

Signature Patricia S. Thomas

Name PATRICIA S. THOMAS

Address 1748 CORCORAN ST, NW

Phone no. (202) 518-2507

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
1615 New Hampshire Avenue, NW

I, a concerned resident of the 1700 block of Corcoran Street, NW, oppose the proposed change in zoning to allow the University of Notre Dame to use this building as a dormitory, classroom, and possible meeting place for neighborhood organizations. I understand that 50 students and a faculty resident will eventually reside there and that the groups will turn over three times a year. This block of consists of individual family dwellings, townhouses, and condominiums and is entirely unsuitable for the proposed use.

I therefore urge you to deny the university's rezoning request because:

1. The addition of 50 student residents would double the population of the New Hampshire Avenue–end of Corcoran Street.
2. Corcoran Street is a quiet, residential area of family and individual dwellings. The university proposal is inconsistent with the character of the neighborhood.
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4. Use of the back entrance to the building and the deck in good weather, in particular, would disturb Corcoran Street residents whose bedrooms face Corcoran Street and residents of the building next door to that entrance and deck.
5. Allowing use of the building for meetings by community residents would further disturb the tranquility of the neighborhood.
6. Students will be students: they will work hard and play hard.
7. The rezoning would add to parking problems in the neighborhood. Even though students are not permitted to have cars, they will have visitors with cars.
8. The rezoning would open up the possibility of further "university sprawl," which has already ruined Foggy Bottom as a residential neighborhood.
9. Conversion of residential properties to rentals at high prices leads to deterioration of the housing stock as attention to maintenance wanes (witness the Georgetown University side of Wisconsin Avenue adjacent to the school).
10. All of these factors would impair the value of current residents' investments in their properties.
11. Allowing a nonprofit, tax-exempt institution to buy this property would deprive the DC Government of individual and business taxes that the District can ill-afford to forgo.

Thank you for your consideration.

Signature Wendy Fulgueras
Name Wendy Fulgueras
Address 1746 Corcoran St NW
Phone no. (301) 404-8349
Date 9/20/02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

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Notre Dame University, Building at
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Thank you for your consideration.

Signature Jeff W. Hertrick
Name Jeff W. Hertrick
Address 1752 Corcoran St. #1-B
Phone no. (202) 483-2259
Date 9-30-02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
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Thank you for your consideration.

Signature Eva D Kingsbury
Name Eva D. Kingsbury
Address 1748 Corcoran St., NW # 1B
Wash. DC 20009
Phone no (202) 425-4116
Date 9/30/02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
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Name_____

Address_____

Phone no._____
Date_____

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

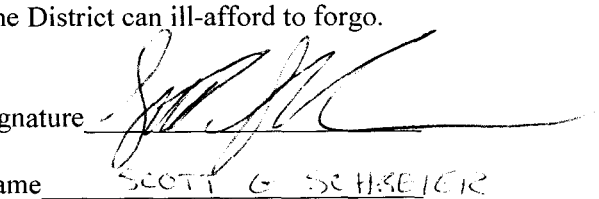
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Thank you for your consideration.

Signature 

Name SCOTT G SCHIEICK

Address 1754 Corcoran St NW #5215

Phone no. 202-234-0055

Date 9/30/02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
Notre Dame University, Building at
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Thank you for your consideration.

Signature [signature]
Name DANIEL J. COTTONE
Address 1748 Corcoran St. NW #A
Phone no. 773 2308789
Date 9/30/02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

Subject: Rezoning Request by
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Thank you for your consideration.

Signature [signature]
Name Casper J. Brongniester
Address 1752 Corcoran St. NW #2A
Phone no. 202 234 1610
Date 9/30/02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
Washington, DC 20001

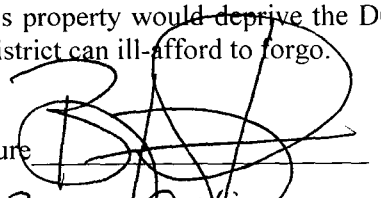
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Thank you for your consideration.

Signature 

Name Bryan Ortiz

Address 1750 #A Corcoran NW

Phone no. 202-462-5847

Date 10/3/02

Commissioner Carol Mitten
Chair, DC Zoning Board
441 -4th Street, NW, Suite 210 South
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Signature _____

Name Joe Swanson

Address 1748 Corcoran St #3 NW

Phone no. 773-793-5057

Date 10/3/02