02-25

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 _____

Name ERIC EICHMANN

Address 1747 Corcoran St. NW

Phone no. 202 462 1093

Date 10/6/02

District of Columbia
Case 02-25
Exhibit 48

ZONING COMMISSION
District of Columbia
CASE NO.02-25
EXHIBIT NO.48