

February 18, 2016

Re: BZA Application No. 17535A

Marnique Heath
Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Dear Ms. Heath:

As immediate neighbors of Ann Goodman, we, the undersigned, write in opposition to her proposal to be granted a special exception to add an accessory apartment to her residence at 3254 O Street NW. Ms. Goodman has made this request -- to expand her garage with the intent of creating an accessory apartment -- a number of times over the past 20 years. Each time it has been rejected by either the Old Georgetown Board (OGB) or Board of Zoning Adjustment (BZA). We ask that it be rejected this time as well, should it come to a hearing on April 5, as is now scheduled.

The zoning issues associated with Ms. Goodman's request seem clear. The regulations state that accessory apartments may be created only by internal conversion of the house without creating additional gross square area. By her own admission, she fails both of these conditions. Her proposal to construct a trellised walkway connecting the garage to the house makes a mockery of the condition that apartments cannot be garage conversions. She seeks a waiver with regard to the prohibition on constructing additional space as a way to create the apartment, claiming that it will not alter the single-family, residential appearance, feel, and character of the district. We disagree. Such a garage-addition-then-conversion-to-apartment represents a dangerous precedent which, over time, would undoubtedly lead to similar conversions and unalterably change the appearance, feel, and character of our neighborhood.

We urge the BZA not to set this dangerous precedent by approving the request for a special exception. Should the proposal remain on the BZA agenda, we formally request the opportunity to speak at the hearing in opposition.

Board of Zoning Adjustment
District of Columbia
CASE NO.17535A
EXHIBIT NO.24

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Thank you for hearing our concerns in this matter.

Sincerely,

Neighbors of Ann Goodman

Mary Carter
1317 33rd Street NW

Mary Carter

Gian Casertelli
1319 33rd Street NW

Gian Casartelli (OK)

Thomas Vogt
Robert Laycock
3256 O Street NW

Thomas J. Vogt

Robert F. Jones
Leonore Jones
3252 O Street NW

Robert F. Jones / Leonore Jones

Gerald Turner
Helen Turner
3250 O Street NW

Gerald Turner (ATT)

Antonia Gordon
3263 N Street NW

Antonia Gordon

Frank Marshall
Florence Auld
3265 N Street NW

Frank Marshall

John Queenan
Carrie Queenan
3257 N Street NW

John Queenan / Carrie Queenan

Paul Frazer
3255 N Street NW

Paul Frazer (ATT)