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October 25, 2012

Lloyd Jordan, Chairperson  
DC Board of Zoning Adjustment  
Office of Zoning  
441 4th Street, NW Suite 200 South  
Washington, DC 20001

RE: Application for Special Exception Relief for Property Located at Georgetown Park  
Mall (Square 1200, Lot 868)  
Case No. 18486

Dear Mr. Jordan:

I am an *owner* of a Georgetown Park Condominium and a member of the Georgetown Park Condominium Association ("GTPCA"). My neighbors and I are concerned about the proposed installation of a bowling alley and restaurant at the Georgetown Park Mall.

As you know, a portion of the Georgetown Park condo units are located above the Mall ("1080") and the rest of the Georgetown Park condo units are located directly across the C&O Canal from the Mall ("Canal House"). The old Mall contained many boutique shops and was configured as an underground mall with skylights that opened into the garden in the 1080 part of our condominium. Georgetown Park Mall was in its hay day a destination for shoppers from around the world.

Vornado has **changed** the concept of the Mall **entirely**. It is no longer an indoor mall. Vornado **has not** shared much information with the residents or the GTPCA Board, but it appears that the Mall will be replaced with a small number (maybe 6 or 7) of very large stores with entrances on M Street.

This latest change, which we heard about when their application was submitted to you, would put a large restaurant and bowling alley in the Mall hovering over the C&O Canal. The entrance to this area appears to be on Wisconsin Avenue, **directly** adjacent to the entrance to the 1080 side of Georgetown Park Condominiums. We are concerned about the noise level, the food odors, the parking, dramatically increased foot traffic right next to our front door, noise late at night echoing up and down the Canal, and disturbing late night noise and smoke from departing patrons wafting up to our balconies. The

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
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EXHIBIT NO. 19

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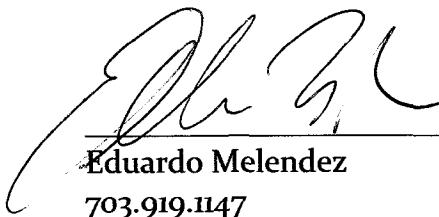
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Canal side of the condominiums has always been the quiet side, away from traffic, bars, restaurants, and night time commercial activity. In addition, we have been told that it may be impossible to soundproof 12 bowling lanes from the shared structural beams since sound will travel directly up to the condominium unit owners. My neighbors may have other concerns based on their experiences with similar commercial arrangements.

The proposed restaurant and bowling alley would be located directly across the C&O Canal from the Canal House portion of the Georgetown Park Condominiums. Canal House residents are concerned, among other things, about the noise level up and down the Canal, food odors, loud music at night, general disturbance of the neighborhood.

I want to be certain that the Zoning Board makes no favorable decision **without** hearing and addressing in detail the concerns of GTPCA and our neighbors. I believe the changes sought by Vornado would reduce **real estate values** reducing **the city tax base**, and more important **tarnish** the Georgetown historic image. The C&O Canal is a **landmark** that must be preserved. The residents of Georgetown Park Condominiums have every right to a peaceful night's rest in their condominium units.

Best regards,



Oct 25, 2012

Eduardo Melendez  
703.919.1147