

*David N. Miller*  
*1080 Wisconsin Avenue, NW*  
*Unit #1001*  
*Washington, DC 20007*

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D.C. OFFICE OF ZONING  
2012 NOV -8 AM 11:53

November 5, 1012

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18486  
EXHIBIT NO. 25

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 a resident of Georgetown Park Condominiums 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"). Georgetown Park Mall and Georgetown Park Condominiums are a unique structure in the middle of Georgetown and share a great deal of common space. More than 200 residents call this home. We live on the interior garden where skylights give view to the mall. We take great pride in both our home and our community. We cannot say the same for Vornado, who has shown a total disregard for the residents of Georgetown Park and surrounding neighbors since they bought the mall.

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. Since construction started we have lived with the constant noise of jack hammering and other construction starting at 7:00 am every morning and going throughout the day. At times the noise is deafening.

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,

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18486  
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directly adjacent to the entrance to the 1080 side of Georgetown Park Condominiums. The Canal side of the condominiums has always been the quiet side, away from traffic, bars, restaurants, and night time commercial activity. **A noisy, late night bowling alley has no place at Georgetown Park Mall on the beautiful and historic C&O Canal and especially as part of a shared community with the residents of Georgetown Park condominiums.** We are concerned that this business will create a number of issues for the residents of Georgetown Park to include:

- Significantly increased noise levels to include the sounds of bowling balls and music playing at the bowling alley
- Dramatically increased foot traffic and loitering right next to our front door
- Potential safety issues and an increase in crime
- Disturbing noise late at night echoing up and down the Canal as patrons come and go from the bowling alley (not scheduled to close until 1:00 am in the morning)
- Food odors and smoke from cigarettes and cigars wafting up to our balconies
- Littering in the C&O Canal

***Of great concern is that we have been told that it may be impossible to soundproof the 12 bowling lanes from the shared structural beams since sound will travel directly up to the condominium unit owners.***

In addition to the noise, the vibrations inherent with a bowling alley will travel straight up through the shared structural concrete beams. Based on conversations I have had with architects and structural engineers, this is NOT something that can be cancelled out or mitigated. This is a MAJOR concern as the vibrations will be non-stop well into the night virtually affecting all the people living above the mall. My neighbors may have other concerns based on their experiences with similar commercial arrangements.

I am asking the Zoning Board **not to approve** this special exception application. If you approve the bowling alley and the above issues occur, there is no additional recourse for the residents of Georgetown Park and our beautiful community will be changed forever. This section of the city has historic buildings all around it. The C&O Canal is a landmark that must be preserved. Vornado MUST and can do better than putting a bowling alley in Georgetown Park Mall.

Again I urge you to reject this special exception application. The residents of Georgetown Park Condominiums have every right to a safe location, a quiet home without the sound of bowling balls reverberating at all hours of the day and night and a peaceful night's rest. Thank you.

Sincerely,

A handwritten signature in black ink that reads "DAVID". The letters are stylized and connected, with a large "D" and "A".

David N. Miller

*Diane E. Miller*  
*1080 Wisconsin Avenue, NW*  
*Unit #1001*  
*Washington, DC 20007*

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Washington, DC 20001

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Case No. 18486

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Again I urge you to reject this special exception application. The residents of Georgetown Park Condominiums have every right to a safe location, a quiet home without the sound of bowling balls reverberating at all hours of the day and night and a peaceful night's rest. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane Miller", with a stylized flourish at the end.

Diane E. Miller

November 6, 2012

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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 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 Canal

Lloyd Jordan, Chairperson

November 6, 2012

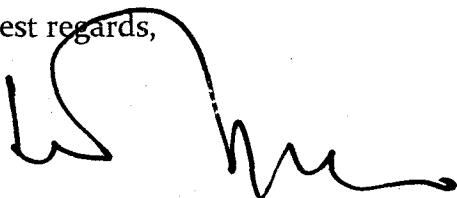
Page 2

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. This section of the city has historic buildings all around it. 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,

A handwritten signature in black ink, appearing to read 'Luca Errico', with a large, stylized initial 'L' and a series of loops and flourishes extending to the right.

Dr. Luca Errico  
Apartment 302  
1080 Wisconsin Avenue, NW  
Washington, DC 20007