

November 12, 2012

RECEIVED
D.C. OFFICE OF ZONING

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

2012 NOV 15 AM 11:38

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

Dear Chairman Jordan:

As a longtime owner and resident at the Georgetown Park Condominium, I wanted to write to you to express my concern about the Vornado Corporation's proposal to install a bowling alley and restaurant at the Georgetown Park Mall.

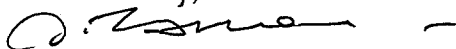
Vornado has been extremely reticent in disclosing details about their plans for the property and much of what the general community has learned has of necessity come from the press and from the application which they submitted to your office. I understand that they want to obtain a Special Exemption Relief in order to put a large restaurant and bowling alley in the Mall adjacent to the historic C&O Canal.

A proposal to operate a bowling alley will be to the detriment of a historic monument such as the C&O Canal. It raises many red flags including potential noise issues, cooking odors from the restaurant, spillover parking, and other impacts from operating a late-night recreational facility alongside a quiet residential community in a historic district. The C&O Canal is bordered on both sides with high brick and stone walls, creating a perfect canyon for amplifying ambient sounds for trapping cooking odors.

Vornado's lack of outreach and apparent indifference to the community residing near the Georgetown waterfront bodes ill for their willingness to take the concerns of their neighbors into account in proceeding with their plans. My hope is that you and your colleagues on the Zoning Board will make no favorable decision without ensuring that the interests and concerns of residents affected by this project are fully addressed.

Georgetown is a crown jewel of Washington DC. The city has done much in recent years to ensure that the C&O Canal and waterfront area create a quiet haven that takes the visitor back to the rhythms of a bygone era. Bringing a bowling alley into the mix will destroy the unique historical flavor that makes this little corner of the Nation's Capital such a wonderful place to live and visit.

Sincerely,



Theodore Tanoue
3225 Grace Street, NW #215
Washington DC 20007

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18486

EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 18486
EXHIBIT NO. 27

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 14 PM 3:11

November 9, 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 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"). 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 (see article below).

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 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. ***I have lived here for six years and new store construction was a nightmare because the noise would travel through the walls of the 1080 side of GTPK and we had detailed instructions to call the Police and Mall Security to have the workers cease work on off hours (10pm to 9am). I believe the Bowling Alley would cause similar noise and consequences.***

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,



Carol Todd, #407
Georgetown Park Condos

Included:

Less than stellar article about Vornado in NYTimes, 4/17/12

<http://www.nytimes.com/2012/04/18/realestate/commercial/in-a-shift-vornado-addresses-investor-concerns.html?pagewanted=all>

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October 22, 2012

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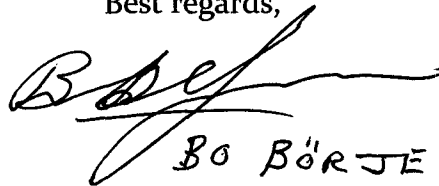
Page 2

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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,



BO BÖRJE JONSSON

3225 GRACE ST N.W.

APT # 109

WASHINGTON D.C. 20007

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 13 AM 11:47

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Lloyd Jordan, Chairperson
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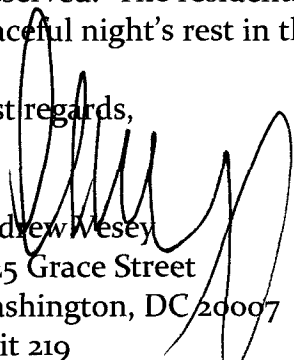
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Best regards,



Andrew Wesley
3225 Grace Street
Washington, DC 20007
Unit 219