

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E



Representing the communities of Burleith, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

January 4, 2013

Lloyd Jordan, Chairperson, and Members of the Board
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: 3222 M Street, NW, BZA Application No. 18486, Georgetown Park Holding I LLC

Dear Chairperson Jordan and members of the Board:

Advisory Neighborhood Commission 2E, at a public meeting held on January 2, 2013, duly noticed, and at which all eight commissioners were present constituting a quorum, unanimously adopted the following resolution:

In the absence of an agreement between the applicant and the board of directors of the Georgetown Park Condominium Association located in the same property, ANC2E opposes this application for a special exception.

The risks are simply too great that without effective protections, objectionable impacts will occur from the bowling operations, the attendant special events for large numbers of people, and the proposed inclusion of outdoor activity spaces. We are especially concerned because of the unusual combination of bowling and party activities in such close proximity to residential units. The applicant has acknowledged that at the applicant's other venues, there are no residences located in the same building and above the applicant's bowling/event business.

We have urged the applicant and the condominium association to reach agreement if at all possible on a proposal that will assure that noise from any of these activities will not be heard, nor will vibration be felt, in the condominiums, with an enforceable mechanism to ensure compliance. We believe that residents living in this building are entitled to these protections and we urge the Board to protect the residents against these impacts.

We think it is not beyond reach in this context for common ground to be found between the applicant and the association that will provide workable protections against noise,

COMMISSIONERS:

Ed Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Craig Cassey, District 4
Bill Starrels, District 5 Tom Birch, District 6 Charles Eason, District 7 Peter Prindiville, District 8

BOARD OF ZONING ADJUSTMENT
Board of Zoning Adjustment
District of Columbia
CASE NO. 18486
EXHIBIT NO. 31

vibration and other objectionable impacts, and we urge the parties to reach an agreement if at all possible.

Separately, we oppose the use of a patio so close to and fronting on the C&O Canal National Park. Not only would this intrude on the quiet enjoyment of the residential units in the building, but also on the enjoyment of this important national park by its many visitors.

ANC 2E Commissioners Solomon, Lewis, Jones, Cassey, Starrels, Birch, Eason or Prindiville, or any one or more of them, are authorized to act for ANC 2E in this matter and any matters which may come before the Board relating thereto.

We appreciate the opportunity to bring this resolution to the attention of the Board and we trust that it will be given the "great weight" to which it is entitled under District of Columbia law.

Sincerely,



Ron Lewis
Chair, ANC 2E

2011-07-20
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