

Letter of opposition to application number 18977 – 3220 Prospect Street NW

Dear Zoning Board

I own 3232 Prospect Street NW (square 1207, lot 835), with my husband Clive Cookson. It is the residential property immediately west of the proposed 3220 Prospect St NW development with generous front and back yards.

We live in London and cannot come to DC for the zoning hearing on April 14, at which we will be represented by Thierry Liverman of Chatel Real Estate. We have filed Form 140.

My grandparents, Robert and Evelyn Macatee, who bought 3232 Prospect Street in 1949, lived there until their deaths in the 1970s. The property then passed to my mother Jane Davidson and on to my husband and me. We started our married life living at 3232 Prospect St from 1977 to 1981, when we moved to London. We have kept the house, where we plan to live again in the future, and have rented it out as a home for young professionals working in DC.

So 3232 Prospect Street means a lot to us – and it will be ruined as a residential dwelling if the proposed 3220 Prospect Street development goes ahead. Our house is an unspoiled Federal period building from the early 1800s with no inappropriate later additions – an architectural gem on a block with few surviving houses from so early in the history of Georgetown.

We have five main reasons for objecting to the plans submitted by Weaver Prospect LLC.

- (1) The proposed 3220 Prospect Street development is on an inappropriately large scale for a site that was occupied by 19th-century houses until the 1950s, when a fire led to their demolition and the creation of Doggett's parking lot.
- (2) The whole development is much too close to our property line. The entrance to the underground parking garage is almost on top of our house. The ambient 24-hour noise of cars going in and out of the garage and the associated polluting fumes would be horrible. This entrance should remain where the entrance to Doggett's lot is now, much closer to Wisconsin Avenue and not next to our house.
- (3) If the entrance to the underground parking has to be next door to our house, it does not need a building above it – and certainly not one as prominent as that proposed. No architectural effort has been made to harmonize it with the style of our building. The entrance should be set further back from the street and have a simple ramp down without any structure above ground.
- (4) We fear that operations to dig out the deep underground parking area will structurally weaken our property and cause the collapse of the stone wall that currently separates our back yard from Doggett's parking lot – which is several feet higher than it.
- (5) The proposed variance from off-street loading requirements, with a new curb cut for the entrance to the underground car park and a loading zone immediately beside our property, would interfere with access to 3232 Prospect Street. It would also impede the passage of pedestrians along the street.

We therefore urge the Zoning Board to reject the application in its present form.

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