Dr. Mary R. Carter
1317 33rd Street, NW
Washington, D.C 20007
202-965-1621

RECEIVED
D.C. OFFICE OF ZONING
2001 APR 16 AM 10: 52

April 5, 2001

District of Columbia
Office of Zoning
441 4th Street NW
Suite 210-S
Washington, DC 20001

Re: Request for Appearance and Representation and to Participate as a Party Before the Board in re Application of Craig and Ann Goodman, Application Number 16696, Application for A Variance

I am Dr. Mary R Carter and I reside at 1317 33rd Street, NW, Washington, D.C. 20007, Lot 0806, Square 1230. I strenuously oppose the application for a variance by Craig and Ann Goodman, application 16696, to construct a three-story accessory building of approximately 31 feet in height on their properly, 3254 O Street NW (Square 1230, Lot 809) in the R-3 district. Beyond the questions raised by the fact that the building would have a two bedroom self-sustaining future rental unit, my opposition is based on three premises. First, such a building, if permitted by the BZA, raises several significant public policy issues, including the intended purpose of the alley, public safety/fire issues, residential density and overcrowding parking issues in Georgetown. Second, and most importantly, if this variance is granted, it sets a dangerous zoning precedent which contradicts the zoning laws of Section 2500 of the D.C. Zoning Code "Accessory Uses and Buildings." Lastly, I oppose the application for a variance because of the personal impact that a three-story building would have on my daily living and quiet enjoyment of my property that is contiguous to the proposed accessory building.

I. General Public Policy Reasons That Should Prohibit the Proposed Building

The Goodmans have not offered any persuasive public policy reasons for a variance to the prevailing zoning laws which would allow them to erect a three-story accessory building that would have one or more future rental units. First and foremost, if the Goodmans are granted a variance, it would establish a precedent that would permit all other homeowners who are similarly situated on this alley (and others like it in Georgetown) to construct and maintain accessory buildings. Given the explosion of property values in the village of Georgetown, the pressure on homeowners to utilize all available building space on their property has increased. Some, if not most, of these accessory buildings would be used for rental purposes. The demand for rental units for Georgetown students and others, coupled with the prevailing price of rental units, provides further incentive for homeowners, like the Goodmans, to build multiple dwelling rental units on their property. Additional rental units in accessory buildings would contribute to the existing residential density in Georgetown, increase demand for already overburdened city sanitation and other public services and exacerbate the overcrowding and parking problems that the village of Georgetown currently faces.

BZA
Case No. 16696
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.28

The alley where the Goodmans' proposed accessory building would be situated was originally designed as secondary access to homes on N and O Streets, NW and for automobile and pedestrian pass through between 33rd and North Potomac Streets, NW. In addition, it provides light and air circulation between residences for all homeowners on the block. If all (or even a few) homeowners on this alley choose to build rental units similar to the Goodmans', a secondary structure of living accommodations would be created in the alley space that cannot handle it and is not in keeping with the original purpose of the alley. Most importantly, the width of the alley in question is 22 feet. This width is not sufficient for fire trucks and does not meet the D.C. Fire Code or the D.C. Zoning Code[1] in this regard. With increased residential density on an alley of attached row houses, the likelihood of fire increases

II. Specific Public Policy Reasons Why the BZA Should Deny the Goodmans' Application.

The Goodmans' existing garage is approximately 8-10 feet in height. Their proposal and request for a variance calls for an additional 21 feet of structure. It seems excessive height for the Goodmans' ostensible purpose, accommodation for Mrs. Goodmans' 80 year old mother and a maid. One wonders how an 80 year old woman, even a spry one, could possibly negotiate the steep outside steel stairs to get to her apartment, as the plans specify. But, beyond this, their proposal for an accessory building of 31 feet in height contradicts the D.C. Zoning Code, Section 2500.4 which states that "[a]n accessory building in any district shall not exceed one (l) story or fifteen feet (15 ft.) in height .. ." Section 2500.5 sets forth an exception to the general prohibition that "[a]n accessory private garage may have second story accessory used for sleeping or living quarters of domestic employees of the family occupying the main building." This exception, however, only applies in R-1-A or R-l-B districts (detached dwellings). We are in R-2 and R-3 districts in Georgetown. Even if such an accessory building, with bedrooms, kitchen and bath setup, were permitted in another district, the D.C. Zoning Code provides that the building's maximum height could only be 20 feet, not 31 feet as proposed by the Goodmans. Granting the Goodmans' proposal would not only set a dangerous zoning precedent in Georgetown, but in the rest of the City as well.

III. Personal Impact of the Proposed 31 Foot Accessory Building

I specifically purchased (at premium price) my home primarily because it was on a corner lot on an alley, which provides my attached row house with maximum light and air. **The proposed 31 foot high building (or any significant increase in the height of the Goodmans' existing garage) would completely box in my property and significantly reduce the light and air circulation available to my property.** In the summer months, my porch and garden would become an oven because of reduced air circulation. The view from my porch, garden, kitchen, dining room and my upstairs back bedroom (effectively ¾ of my house) would be reduced to a view of a 3 story brick structure and steel stairs. This directly contravenes Section 2500.9, which states "[a]n accessory building shall not obstruct light and ventilation required by other regulations." Additionally, according to several local real estate agents, such a building would

[1] Section 2507.1 of the D.C. Zoning Code states that "[e]xcept for use as a one family dwelling, a structure shall not be erected, constructed, converted, altered, remodeled, restored or repaired for human habitation on an alley lot." Section 2507.2 further holds that "a one family dwelling shall not be erected or constructed on an alley lot unless the alley lot abuts an alley of thirty feet (30 ft.) or more in width..."

dramatically impact my property value because it could no longer command a premium price based on being a corner lot. Exhibit I provides pictures for the Board's review. **A given property owner should not be allowed to enhance the value of his or her property at the expense of a neighbor. Indeed, this concept is the theoretical underpinning for all local zoning regulations.**

IV. The Goodmans Have Misrepresented Their Plans and Have Not Provided Adequate Notification to the Neighbors of Their Proposal

Although I am one of the property owners most immediately impacted by the proposed accessory building, I did not receive notification of the May 1, 2001 BZA meeting. It was sent to the former property owner, Mrs. Jane Head. The Goodmans must have been aware of this fact, as the notification list is part of the official record for their application. Please see Exhibit II. **Moreover, at no time have the Goodmans contacted me with regard to their building plans.** A chance remark by a neighbor alerted me to the upcoming ANC and BZA meetings where the Goodmans' proposal would be discussed. I had to spend most of a weekday at the BZA office to look at the plans and their proposal, and also go to the Surveyors Office, as well. The Goodmans did however, provide the ANC Commissioner, Justin Wagner, with additional written material, as well as their architectural plans. It was their express wish that the ANC Commissioner not share this material with me or any other neighbor prior to the monthly April ANC meeting. Thus, in order to be informed for the ANC meeting, I had to research the official record and had to spend a significant amount of time and to make many telephone calls just to understand the process and to ascertain my rights as a property owner.

The Goodmans have made numerous apparent misrepresentations to the BZA in their application for a variance. First, the Goodmans have proffered a petition signed by seven of our neighbors, which ostensibly demonstrates neighborhood support for their proposal. The Goodmans' petition reads "I have seen the drawings of a second floor addition to the carriage house at 3254 O Street, and do not object to the change." (Exhibit III) To date, three of the listed neighbors were shocked that their names were on the petition, and stated to me and ANC Commissioner Justin Wagner, they had never seen the drawings and that they do indeed object. They have since requested that their names be withdrawn from the petition and have signed a neighborhood petition in opposition to the Goodmans' application.[2] Additionally, two listed names, Mr. P. J. Hart and Mr. Troy Fallon are no longer valid, as both have moved and are no longer a property owner or tenant, respectively. Mrs. Helen Turner has informed me that even though her name appears on the Goodman petition, they have not seen any plans.[3] We have tried to contact Mr. and Mrs. Herman (Betty) Wouk at her winter home in Palm Springs, CA, but to date, have not yet received a reply. **Thus, the petition offered by the Goodmans to demonstrate *neighbor support for their proposal is completely invalid and should be removed from the* record.**

The Goodmans' misrepresentations to the BZA also involve their submission of approval from The Commission of Fine Arts dated September 3, 1998 (Exhibit IV). The plans approved by the

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[2] *Mrs. Judith Terra, 3263 N Street, NW;* Mrs. (JoCarol) Ronald Lauder, 3259 N Street, NW and Mr. Thomas Vogt, 3258 O Street, NW.

[3] Upon receipt of the BZA notice, Mrs. Turner told me that they had called the Goodmans to find out what was going on and their telephone call had not been returned. They planned to try to contact them again.

CFA call for a "proposed addition off a second floor over [an existing] garage off alley, with a triangular vent on gable end..." The Goodmans' complete application to the CFA is attached. The drawings in this application show a second floor of the existing garage designated for storage. Nowhere in these plans is there even a passing reference to a self-sustaining residential unit. Moreover, the drawings call for a maximum height of the structure of 15 feet.[4] The CFA approved a completely different set of plans. While the CFA approval only relates to architectural/aesthetic approval and does not interpret DC. zoning or code issues, by appending the CFA letter of approval to their variance application, the Goodmans' are proffering to the BZA the apparent support of the CFA for their application, where none in fact exists

The architectural plans submitted to the BZA by the Goodmans also are misleading. First, the plans are drawn in such a way as to minimize visually on paper the height of the intended accessory building. Second, the architectural drawings suggest that the Goodmans plan to merely add two stories to an existing building. This may not be accurate. The footprint of the new structure appears to be larger than the existing garage. More importantly, as the attached pictures demonstrate, the outside brick walls of the Goodmans' existing garage are in serious disrepair and most likely cannot sustain the weight of two additional stories (Exhibit V). Moreover, it is unlikely that the footings of the existing garage are sufficient (as required by the D.C Building Code) for a building of the proposed height of 31 feet or of any additional height, for that matter.

Lastly, the Goodmans have shown a past disregard for the D.C. Building Code and permitting processes. In the summer of 2000, the Goodmans constructed an approximately 10-foot brick fence without a fence permit and by an unlicensed bricklayer. The height of the brick fence clearly exceeds the D.C. Building Code. Additionally, the brick fence was put on the apparent property line between our properties without my verbal or written consent.[5] To the best of my knowledge, O'Connell & Lawrence, Inc., which is attached here to as Exhibit VI, did the survey used by the Goodmans for determining the property line. This survey specifically states that the drawing "does not provide for the accurate identification of property boundary lines. . . questions pertaining to relationships of the property comers or lines to real objects must be addressed by a Boundary Survey." It is my understanding that a Boundary Survey is much more expensive. But expense is not the only reason, I believe, that, the Goodmans did not want a boundary survey and a fence permit. Upon information and belief, they wanted to extend their fence line out approximately 2 feet into the public alley space so that they could provide two parking spaces in front of their garage.[6] After the brick wall was completed, the Goodmans had a cement sleeve poured in front of their garage and apparently 2 feet on to the public land in the alley, so that it

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[4] I was never contacted with regard to this proposal and, at this time, I am trying to find out whether this proposal was passed by the ANC. As so much time has passed, the ANC secretary, Ms. Bonnie Hardy is trying to locate this file, if one indeed exists. Even if the ANC passed this proposal, it should no longer be valid as the ANC members have changed and most of the immediately impacted property owners are also different.

[5] Mr. Goodman approached me on a Sunday evening in August, 2000 and informed me that they intended to build a brick wall on the property line and that work was to commence the next day. As no boundary survey was completed, I do not know whether the property line that they chose is indeed accurate.

[6] The official survey of the alley in question states that the alley is 22 feet wide. The Goodmans' proposal for a variance to the BZA identifies this same alley as only 20 feet in width. Thus one can reasonably assume that the Goodmans knew full well that they were encroaching on public land when they constructed the parking spaces.

appeared that the parking spaces were situated in fact on their property. In addition to the questions of encroaching on public land, parking cars in front of a garage in an alley is in direct contravention of the D.C. Fire Code. The presence of parked cars also makes it difficult for neighbors to pull in and out of their garages.

V. The Neighbors Are Almost Unanimously Against The Goodman Proposal

On May 1, 2001 or at such time that the BZA considers the Goodman application, my neighbors and I will present to the BZA a petition that states: "We the undersigned oppose the application of the Goodmans, 3254 O Street, NW, to construct a self-sustaining unit(s) and/or rental unit(s) where their existing garage is. We believe this would establish a dangerous precedent on the alley, a pedestrian walkway and auto throughway, where historically no self-sustaining has been permitted." It will be filed as an individual document for the record. At the time of the filing of this letter, fifty (50) neighbors, voicing their objection to the Goodmans' application for a zoning variance, have signed it. Also attached to this petition is a diagram of the immediate neighborhood and an identification of those immediate neighbors who oppose the Goodmans' proposal (Exhibit VII). It is my understanding that many other neighbors plan to write individual letters to the BZA to voice their individual opposition.

VI. Conclusion

As a senior citizen, living alone on a limited income, I am unable to afford a lawyer to represent me in this matter. I consulted two lawyers and was told that at minimum legal representation in this matter would cost me between $5,000 - $10,000 dollars, but likely more. My daughter, Christina Carter-Pena, a resident of the District and a full-time mother, assisted me in drafting this letter. In this document, I have tried to outline my personal objections, as well as the array of significant general and specific public policy reasons that the BZA should deny the application of Craig and Ann Goodman for a variance. I thank the BZA for their time in consideration of my letter. Pursuant to 11 DCMR Zoning Regulations, Section 3106.3, I request that the Board grant me party status pursuant to Section 3106.2 as an opponent of Application 16696 and provide me (or my daughter Christina Carter-Pena) with the opportunity to present my case in person to the Board when they consider this application.

I certify that the information contained herein is accurate and true to the best of my belief and knowledge.

Sincerely,

Dr. Mary R. Carter

Dr. Mary R. Carter
Attachments

LIST OF EXHIBITS

EXHIBIT I Photographs of my property and the alley between 33rd and North Potomac Streets, NW

EXHIBIT II Official BZA Notification List

EXHIBIT III The Goodmans' neighborhood petition offered in their application

EXHIBIT IV The Goodmans' application to the Commission of Fine Arts, dated September 3, 1998

EXHIBIT V Pictures of the Goodmans' garage and newly constructed brick wall and parking spaces

EXHIBIT VI O'Connell & Lawrence Survey

EXHIBIT VII Neighborhood petition in opposition to the Goodman variance

Exhibit I - Photographs of my property and the alley between 33rd and North Potomac Streets, NW



1323 33rd 1321 33rd 1319 33rd 1317 33rd St



The Alley between 33rd and North Potomac Streets NW



The Goodman Garage







Formatted for AVERY 5161 & 5261 Labels

Exhibit II - Office BZA notification list

RICHARD & L BORWICK
3301 O ST NW
WASHINGTON, DC 20007

SHELDON ARPAD
3303 O ST NW
WASHINGTON, DC 20007

THIERRY J LIVERMAN
C/O CHATEL ASSOCIATES
3210 N ST NW
WASHINGTON, DC 20007

WENDY P GILLLETTE &
DAVID C HOPPMANN
3307 O ST NW
WASHINGTON, DC 20007

RONALD M & M E BAUMAN
3309 O ST NW
WASHINGTON, DC 20007

FRANCESCA M DAHLGREN
1412 33RD ST NW
WASHINGTON, DC 20007

MILTON A & C V NATION
3210 N ST NW
WASHINGTON, DC 20007

JUDITH L STREETER
3315 O STREET NW
WASHINGTON, DC 20007

VLADIMIR I TOUMANOFF TR
3313 O ST NW
WASHINGTON, DC 20007

CHARLES PASHAYAN JR
1418 33RD ST NW
WASHINGTON, DC 20007

JAMES W & BRENDA MOORMAN
C/O UMIC
PO BO X 1164
BAILEYS CROSSRD, VA 22041

KATHLEEN KNOX SMITH
PO BO X 191
NOANK, CT 6340

Former owner of my home

JANE HILL HEAD
C/O CHESAPEAKE PROPERTIE
3528 VICTORIA RD
BIRMINGHAM, AL 35223

RECEIVED
D.C. OFFICE OF ZONING
2001 JAN 25 PM 12:43

GEORGETOWN DEVE GROUP
C/O ENDOWMENT PROPERTIES
1320 36TH ST NW
WASHINGTON, DC 20007

GEORGETOWN DEVE GROUP
C/O ENDOWMENT PROPERTIES
1320 36TH ST NW
WASHINGTON, DC 20007

GEORGETOWN DEVE GROUP
C/O ENDOWMENT PROPERTIES
1320 36TH ST NW
WASHINGTON, DC 20007

GEORGETOWN DEVE GROUP
C/O ENDOWMENT PROPERTIES
1320 36TH ST NW
WASHINGTON, DC 20007

GEORGETOWN DEVE GROUP
C/O ENDOWMENT PROPERTIES
1320 36TH ST NW
WASHINGTON, DC 20007

GEORGETOWN DEVE GROUP
C/O ENDOWMENT PROPERTIES
1320 36TH ST NW
WASHINGTON, DC 20007

RICHARD J MCNEILL III
3267 N STREET NW 1
WASHINGTON, DC 20007

BZA
Case No. 16696
Exhibit No. 6

drawings of a second floor addition to the carriage house at 3254 O street, and do not object to the change:

Exhibit III - Goodmans' neighborhood petition offered in their application

Name:	Address:
Judith Ferra asked to be removed	3263 N St N W
Troy Fahs moved	1316 N. Potomac
T. J. Virgt asked to be removed	3258 O St.
Betty S Work unable to Contact	3255 'N St
P.J. Hart moved	3252 "O" ST., N.W.
Helen C. Turner	3250 "O" St. N.W.
John Lauder asked to be removed	3289 N. St.

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D.C. OFFICE OF ZONING
2007 JUL 25 PM 12:43

BZA
Case No. 16696
Exhibit No. 10

OK TO FILE. E.F. Exhibit IV

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER
P.A.D.C. No.:	D.G. No.: 98-187	R-5		By:
H.P.A. No.:	S.L. No.:	Ward No.:	Receipt No.:	Date: Receipt No.:

RECEIVED
AUG 14 1998
COMMISSION OF FINE ART

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA
DCRA-33 (Rev. 10/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
BY:

o.k. to walk thru. dlp. 7/30/98

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION.

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
3254 O St NW		809	1230	

5. Owner of Building or Property:	6. Address: (Include Zip)	7. Phone:
CRAIG GOODMAN	3254 O ST. NW	Work: (202) 333-3288 Home: 0311

8. Agent for Owner: (If applicable)	9. Address: (Include Zip)	10. Phone:
		Work: Home:

11. Type of Proposed Work (check all applicable boxes):

- ☐ New Building
- ☐ Addition
- ☑ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☒ Shed
- ☐ Awning
- ☒ Garage
- ☐ Sign
- ☐ Other (Specify) _____

12. Description of Proposed Work:

Roof on exist Garage; changes from FLAT or shed Roof to GABLE. These not present plans were approved

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:
Garage w/ SFD	2 + Bas	01

16. Proposed Use(s) of Building or Property:	17. Prop. No. of Stories of Bldg.:	18. Prop. No. of Dwelling Units:
Garage w/ SFD	2 + Bas	01

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve disturbing the earth or razing a building?
Sept. 98	Sept 98	☑ Pick-up Truck ☐ Dumpster ☐ Other (specify):	☐ Yes, answer q. 23 ☑ No, SKIP q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☐ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25		sq. ft.		sq. ft.

DESIGNED AND REVIEWED

ALWAYS SIGN THE APPLICATION ON PAGE 2 (SECTION I).

Complete Section B if the proposed work is a building, addition or alteration. (Page 2)
Complete Section C if the proposed work is razing a building. (Page 2)
Complete Section D if the proposed work is a shed. (Page 2)
Complete Section E if the proposed work is a fence. (Page 3)
Complete Section F if the proposed work is a retaining wall. (Page 3)
Complete Section G if the proposed work is an awning. (Page 3)
Complete Section H if the proposed work is a sign. (Page 3)

DATE: JUL 30 1998

2-0307 wd-375

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: *(include Zip)*	31. Phone:
32. Engineer's Name:	33. Lic. No.:	34. Engineer's Address: *(include Zip)*	35. Phone:
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:

39. Type of Construction	40. Fire Suppression	41. Booster Pump	42. Total Lot Area	43. Breakdown of Area (= 100%)
☐ Masonry ☐ Steel ☒ Wood ☐ Other: ☐ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☒ None ☐ Other:	☐ New ☐ Existing ☒ None	sq. ft.	a. Building: % b. Paved Area: % c. Greenery: %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. Projection beyond building line?
sq. ft.	sq. ft.	☐ All ☐ Floors	☐ Yes, answer q. 48-52 ☐ No, SKIP q. 48-52

48. Number and type of projection:	49. Distance of projection:	50. Width of projection:	51. Width of building frontage: ft.
			52. Signature of Owner (projection only):

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheating/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes, answer q. 57 ☒ No, SKIP q. 57		☐ Yes, cert. is attached ☒ No

59. Estimated Cost of Work:
a) New/Add.: $ 3,000
b) Alt/Rep.: $
Total: $

60. Volume of New Bldg. or Addition: cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$	$	$	$
By: Date:	By: Date:	By: Date:	By: Date:

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip)*	63. Phone:
64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. Lic. No.	76. Length:	77. Width:	78. Height:	79. Volume:	80. Party Wall?
		ft.	ft.	ft.	cu. ft.	☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY
☐ No ☐ Yes, Location	83. Owner's Signature:	FEE: $ By: Date:

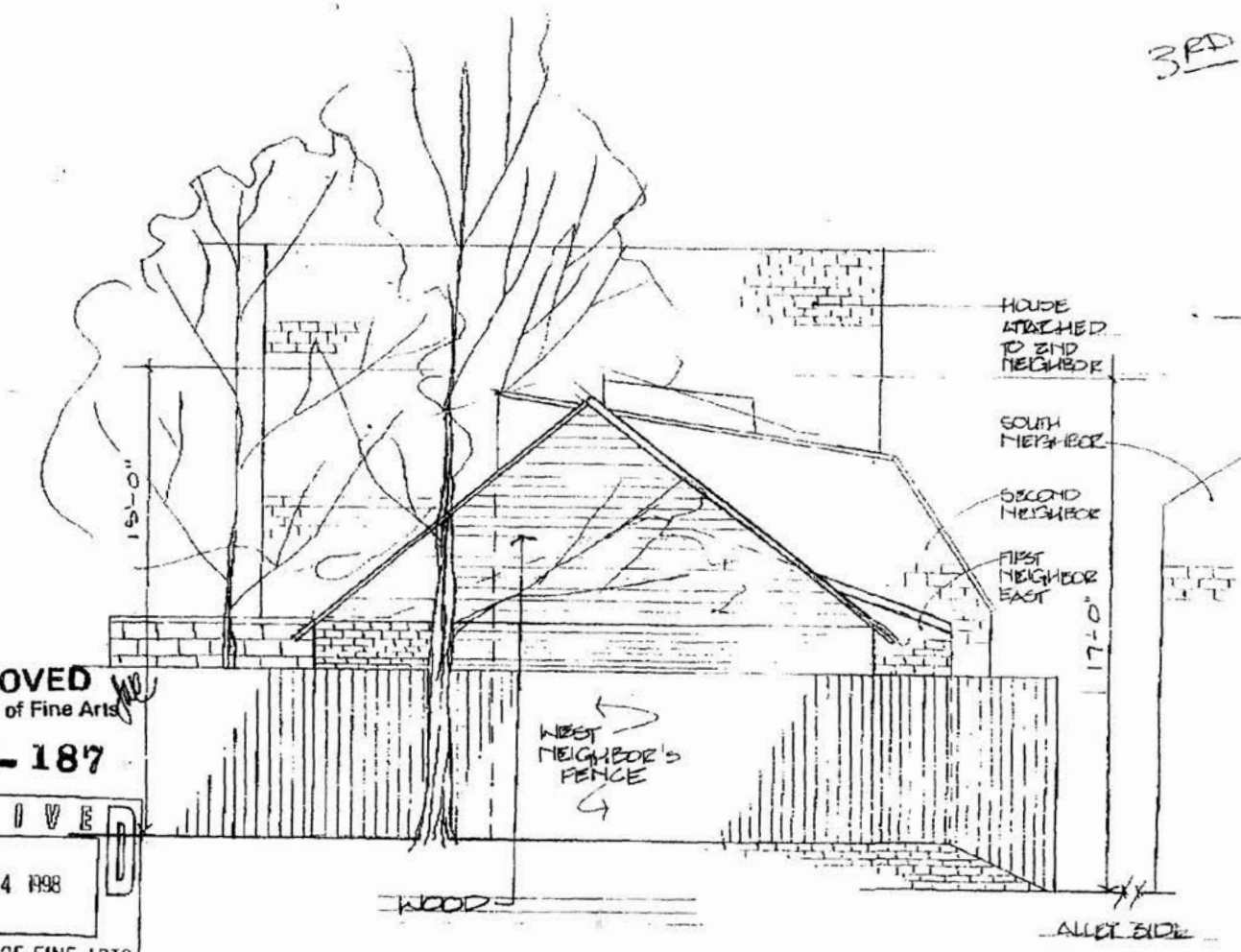
(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

84. Cost of Work:	85. Material:	86. Height:	87. Color:	88. Location:
$		ft.		☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application

89. Signature of Adjoining Owner:	90. Phone: Work / Home	OFFICIAL USE ONLY
91. Address of Adjoining Owner:	92. Lot: 93. Square:	FEE: $ By: Date:



APPROVED
Commission of Fine Arts
OG 98-187

RECEIVED
AUG 14 1998
COMMISSION OF FINE ARTS

WEST ELEVATION
SCALE: 1/4"

FILE COPY

10/01 11:12 202 504 2195 COMM FINE ARTS 011/012

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY)

A. PERMIT CONTROL

- ☑ 1. Fine Arts by: [signature] Date: 18 September 98
- ☑ 2. Historic by: _____ Date: _____
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./ Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DPW — Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:
CFA NOTE: ~~355~~ supplemental drawings received and dated 3 September 1998.
[signature]

C. PLANS AND APPLICATION APPROVAL

- ☑ 1. Information Counter by: _____ Date: _____
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: [signature] Date: 7/30/98
- ☑ 3. Zoning by: _____ Date: _____
  Zoning Update by: _____ Date: _____
- ☑ 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: _____ Date: _____
- ☑ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date: _____
- ☑ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: _____
  - ☐ Erosion Control by: _____ Date: _____
  - ☐ Storm Water Mgmt. by: _____ Date: _____
    Plan No. _____
- ☐ 7. Mechanical Eng. Review by: _____ Date: _____
- ☐ 8. Plumbing Eng. Review by: _____ Date: _____
- ☐ 9. Electrical Eng. Review by: _____ Date: _____
- ☐ 10. Health Plan Review — JUL 30 1998
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray Plan Rev. by: _____ Date: _____
- ☐ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: _____
- ☐ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☑ 16. Structural Eng. by: _____ Date: _____
- ☐ 17 Permit and Certificate Issuance Counter By: _____ Date: _____

- ☑ 18. Q.C. By: _____ Date: _____

ZONING

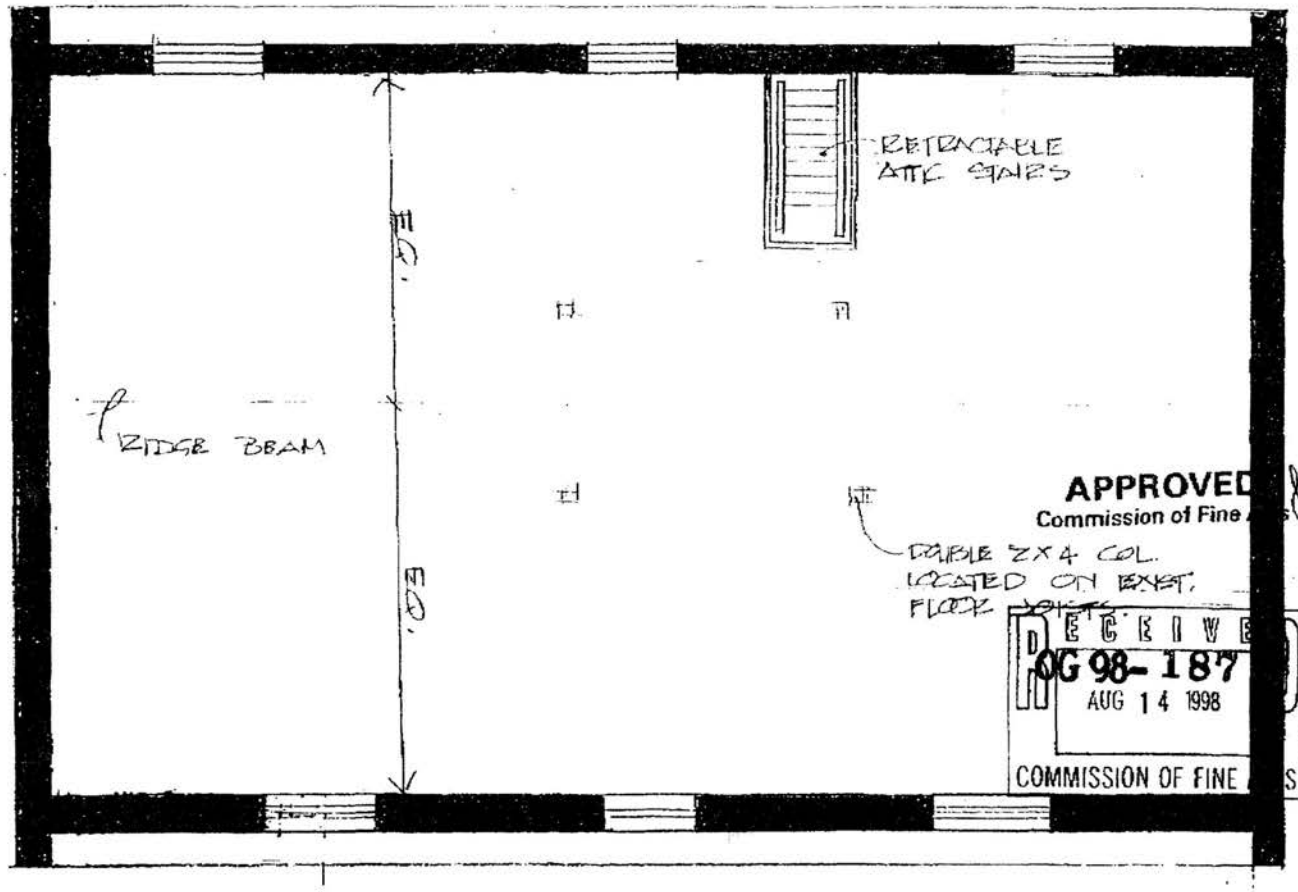
C of O Number [signature] Date _____
Existing Use(s) _____

☐ New bldg.
☐ P.O.D.
☐ File in room 329

Job No.:	BZA Case No.:	PUD Order No.:

DPW — PUBLIC SPACE

Street Name: _____
Street Width: _____
Road Width: _____
Sidewalk Width: _____
Parking: _____
Restrictions: _____



PLAN

SCALE: 1/4"

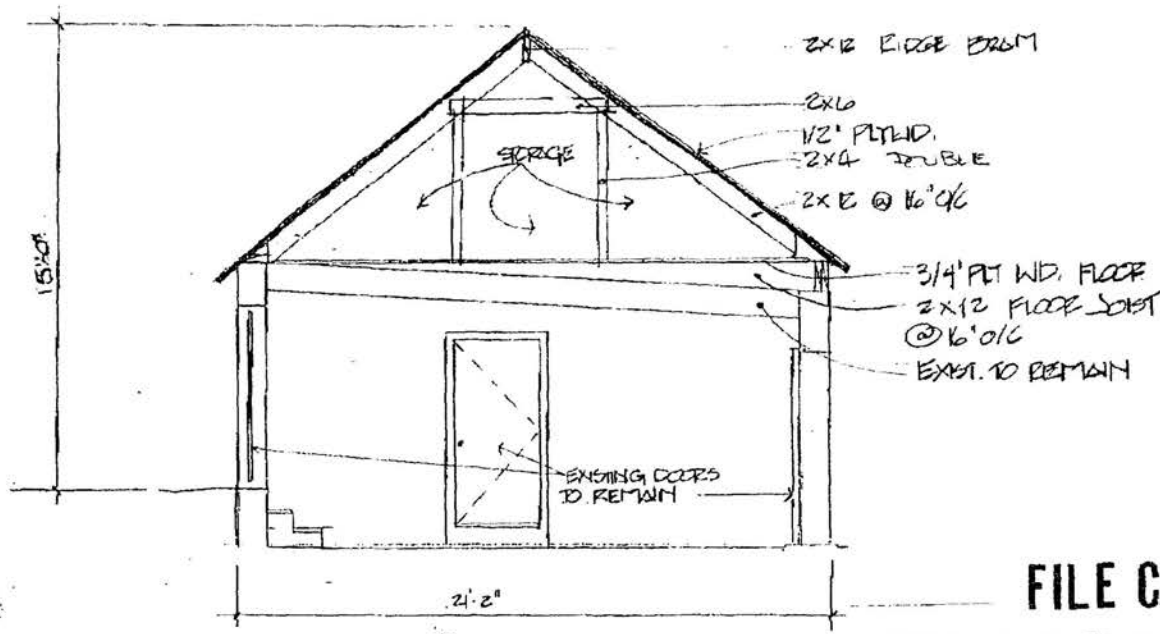
FILE COPY

03/30/01 11:11 0202 504 2193 COMM FINE ARTS 008/012

APPROVED
Commission of Fine Arts
OG 98- 187

RECEIVED
AUG 14 1998
COMMISSION OF FINE ARTS

3RD



FILE COPY

CENTER SECTION

30/01 11:13 202 514 2195 COMM FINE ARTS 012/012

Exhibit V



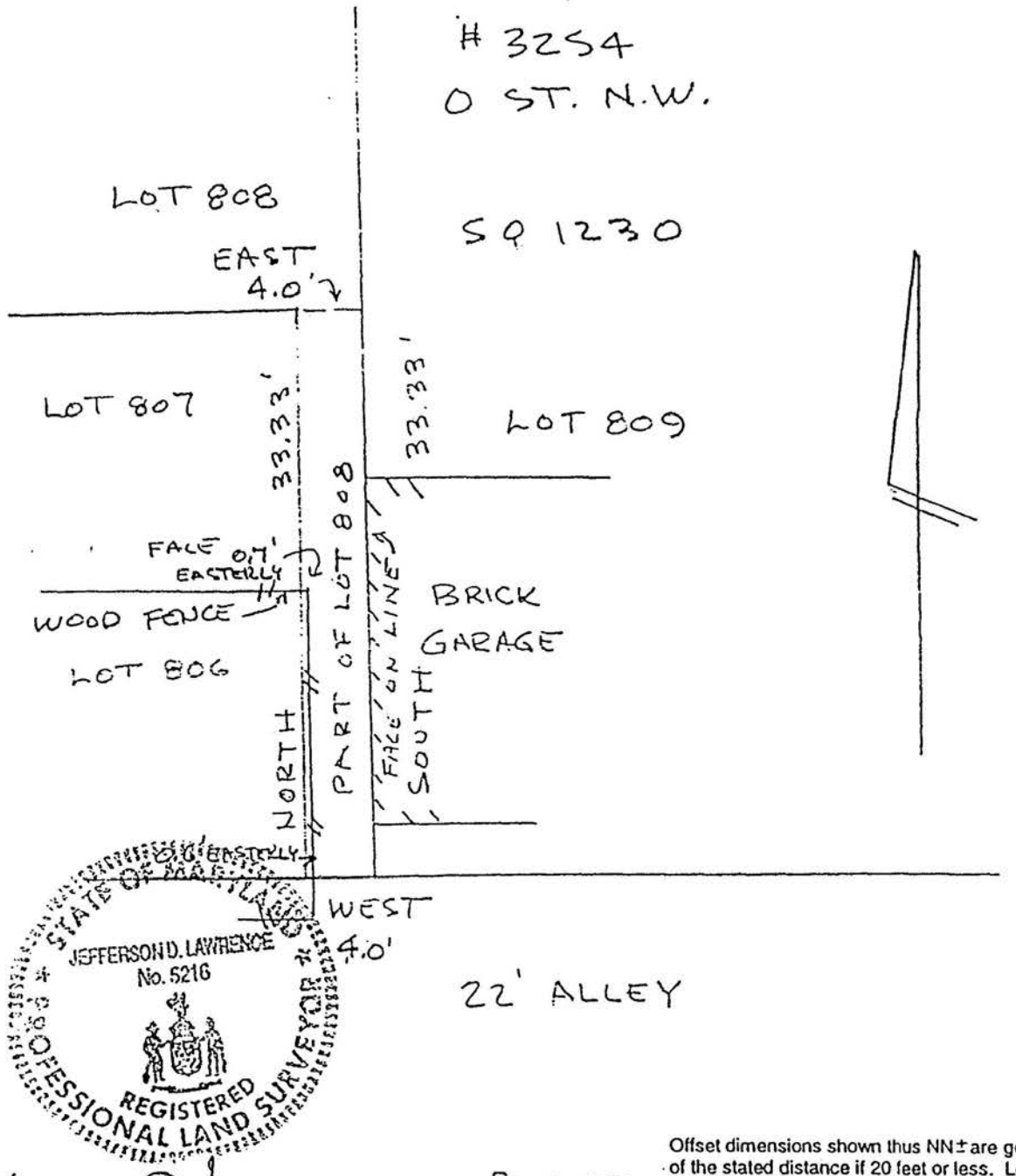
The Goodmans' garage, newly constructed brick wall and parking spaces



Quality of brick of Goodman garage



Exhibit VI



Jefferson D Lawrence 8-14-97

MD Reg. Professional Surveyor #5216 Jefferson D. Lawrence Date

Offset dimensions shown thus NN± are generally within 1 (one)foot of the stated distance if 20 feet or less. Longer distances may exceed 1 foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to; elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and or large lots.

Property shown hereon is not in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.
Surveyors, Engineers & Land Planners
17904 Georgia Avenue, Suite 302
Olney, Maryland 20832-2239
(301) 924-4570 Fax (301) 924-5872

HOUSE LOCATION DRAWING

LOT 808 SQUARE 1230

WASHINGTON
DISTRICT OF COLUMBIA

Plat Book: Plat: Liber: Folio:

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This drawing does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. Questions pertaining to relationships of the property corners or lines to real objects must be addressed by a Boundary Survey. This drawing is of benefit to a consumer only insofar as it is required by a lender or title insurance company or its agent in connection with

Job No. 747-001
Scale 1"=10'
Field Dates
Wall Check
Final Loc. 8-14-97

limitations

Opposition of Immediate Neighbors

Exhibit VII

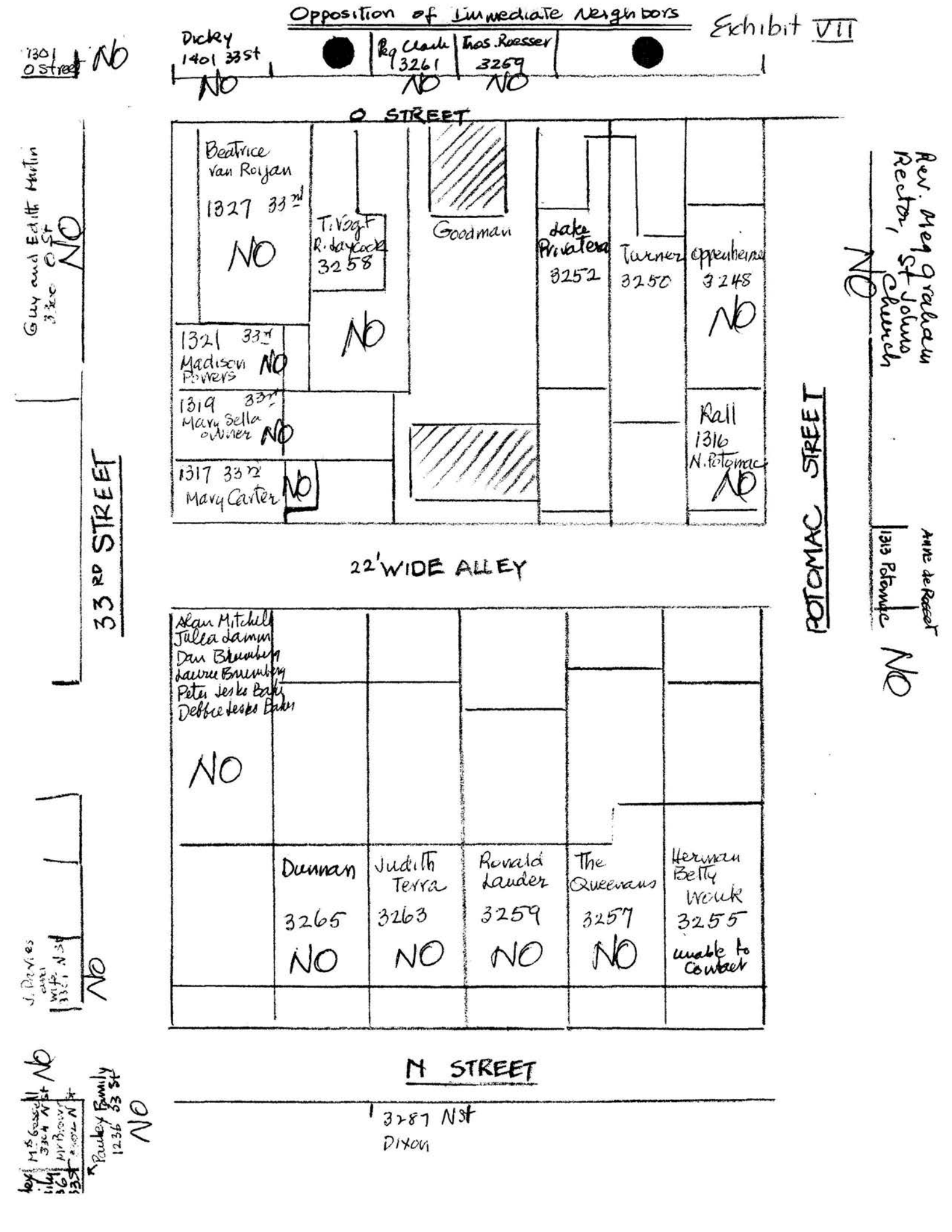


Exhibit VII

Petition

We the undersignedoppose the application of the Goodmans, 3254 O Street NW, to construct a self sustaining unit(s) and/or rental unit(s) ~~above~~ where their existing garage is. We believe this would establish a dangerous precedent on the alley, a pedestrian walkway and auto through way, where historically no self sustaining unit has been permitted.

1. [illegible] 1321-33rd St NW
2. Beatrice Van Horn 1327 33rd St NW
3. Harry L Carter 1317 33rd St NW
4. Ben. Dixon 3282 N St, N.W.
5. Edith Terra 3263 N St N.W
6. Annette Annechard 0235 33rd St NW
7. Julia A. Lamm 1301-33rd St. NW, Apt. 2
8. Alan C. Mitchell 1301-33rd St NW
9. Carrie N. Queeran 3257 N Street NW
10. Jno T. Queeran 3257 N Street NW.
11. Carolyn Pauley 1236 33rd St, N.W. (owner ANC)
12. Ryan Pauley 1236 33rd St, N.W. (owner ANC)
13. Sarah B Pauley 1236 33rd St NW
14. Rachel Pauley 1236 33rd St NW
15. OWNER: [illegible] M. Rall 1316 Potomac St, NW.

16. Franz M. Oppenheimer 3248 "O" Street N.W.
17. Margaret F. Oppenheimer 3248 O St NW
18. [illegible] 3301 N ST NW
19. Lynne Williams 3301 N St. NW
20. Ken-Cooley 3306 O ST
21. Thomas L. Vogt 3258 O St. NW
22. Robert Laycock 3058 O St. NW
23. Peggy Gesell (Mrs G.) 3304 N St.
24. Rosalie G. Naman 3301 N Street (Jr.)
25. Paul N. Naman 3301 N Street (Jr.)
26. Leyden Heck 3341 Prospect St.
27. Lee Edwards 2905 P St.
28. Coral N. D'Monte, 2800 Wisconsin Av-NW, 20007
29. Deborah Lesko Baker 1301 33rd Street #5
30. Peter W Baker 1301 33rd Street #5
31. [illegible] 3302 N ST NW 20007
32. Laura [illegible] 1301 33rd St NW 20007
33. Deuble 1301 33rd St NW 20007
34. Amy Martin 3300 "O" St. N.W.
35. Edith Gould Martin 3300 "O" St N.W. 20007

36. Jane Wilner 3314 O St oppose

37. Tom Wilner " " oppose

38 Tom MORRIS 1319 33rd oppose

39 [illegible] 1319 33rd oppose

40 [illegible] 3304 O St. Oppose

41 Ilia Barut 3301 O St oppose.

42 [illegible] 3313 O St. oppose

43 [illegible] 3321 O St. oppose.

44 [illegible] 3328 O St oppose

45 [illegible] 1401 33rd St NW Oppose

46 Rev. Graham 3238 O St. NW "

47 Anne dilosset #4 3313 Potomac St oppose.
JOHNSTON

48 [illegible] 3256 Prospect St. oppose.

49 [illegible] 3259 O St -oppose

50. [illegible] 3[illegible] oppose

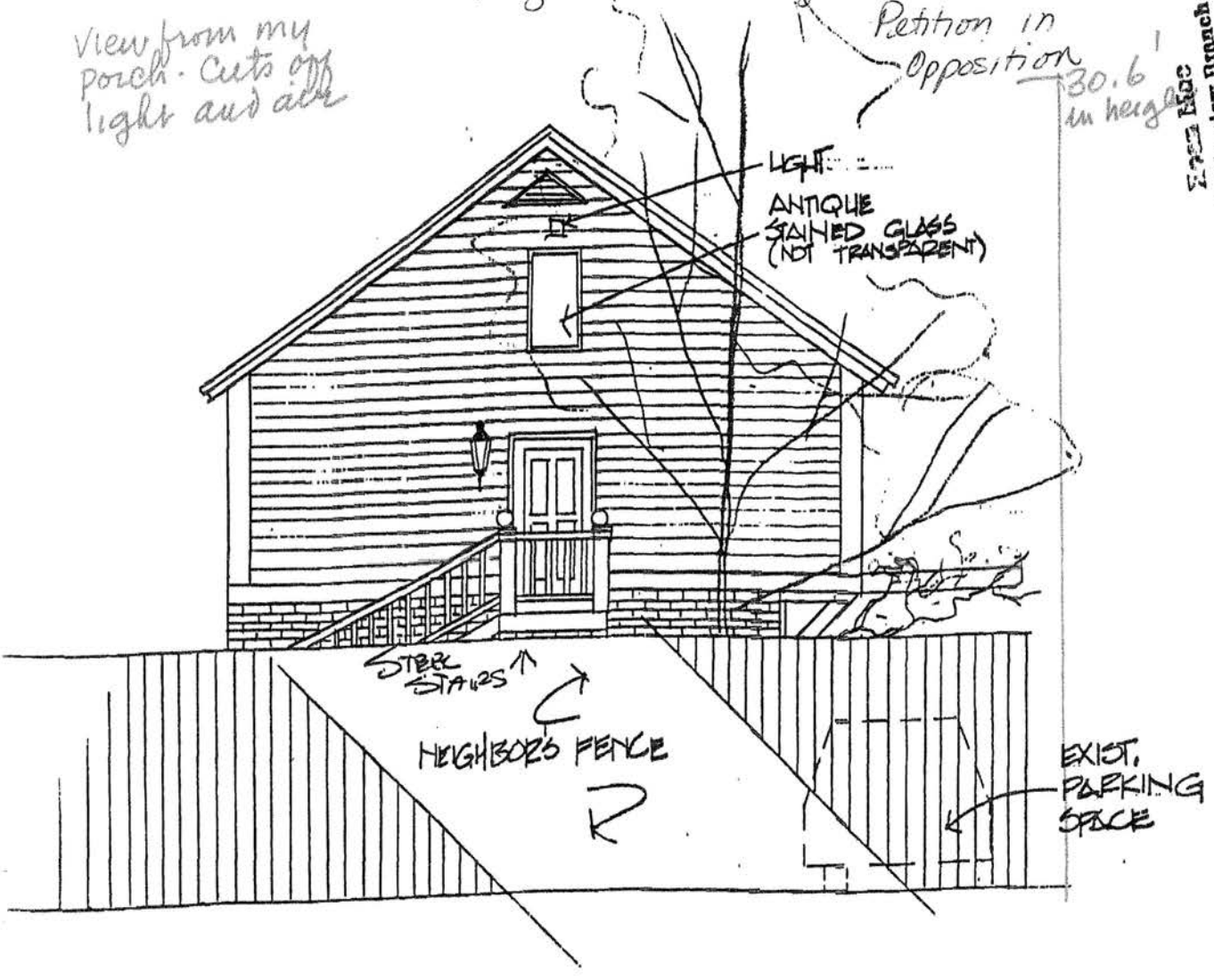
* 51. Mr. + Mrs Ronald Lauder

please see attached letter

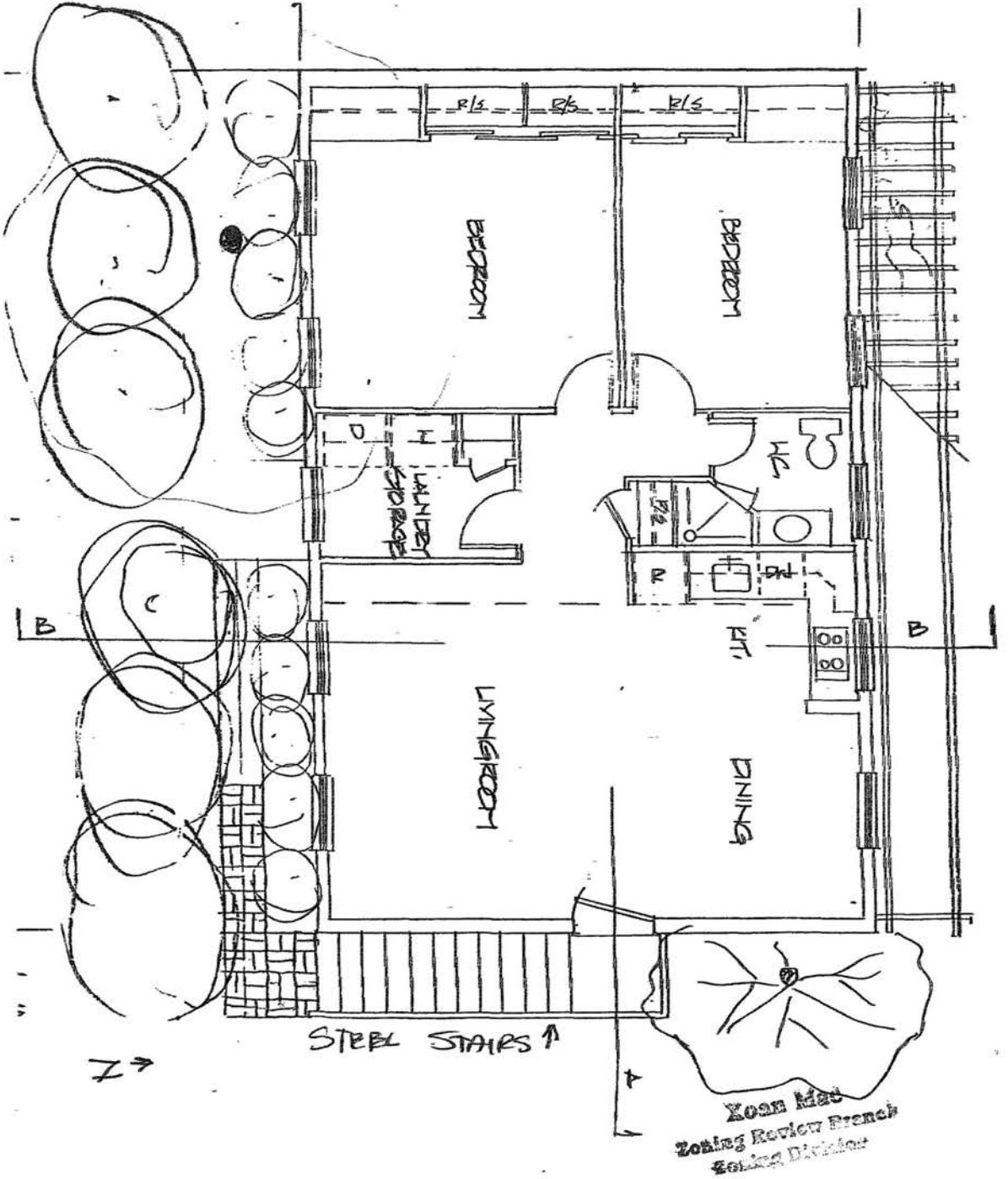
Pictures Provided to the Neighbors who signed the attached Petition in Opposition

View from my porch. Cuts off light and air

30.6' in height



RUSTIC EXPOSED BEAMS
ATTIC
FOLDING STAIRS
ALLEY
LVG. RM.
KIT.
8'-2"
30'-6"
8'-2"
EXIST. FENCING
GARDEN
GARAGE
ALIGN W/ NEIGHBOR
21'-0"
3'-0"
SECTION


R/S
R/S
R/S
BEDROOM
BEDROOM
D
H
LAUNDRY
STORAGE
HC
R
DW
KIT.
B
B
C
LIVING ROOM
DINING
STEEL STAIRS
Z
A
Zoning Review Branch
Zoning Division

original

Mrs. Mary G Sella
1319 33rd Street, NW
Washington, D.C. 20007

LIMITED POWER OF ATTORNEY

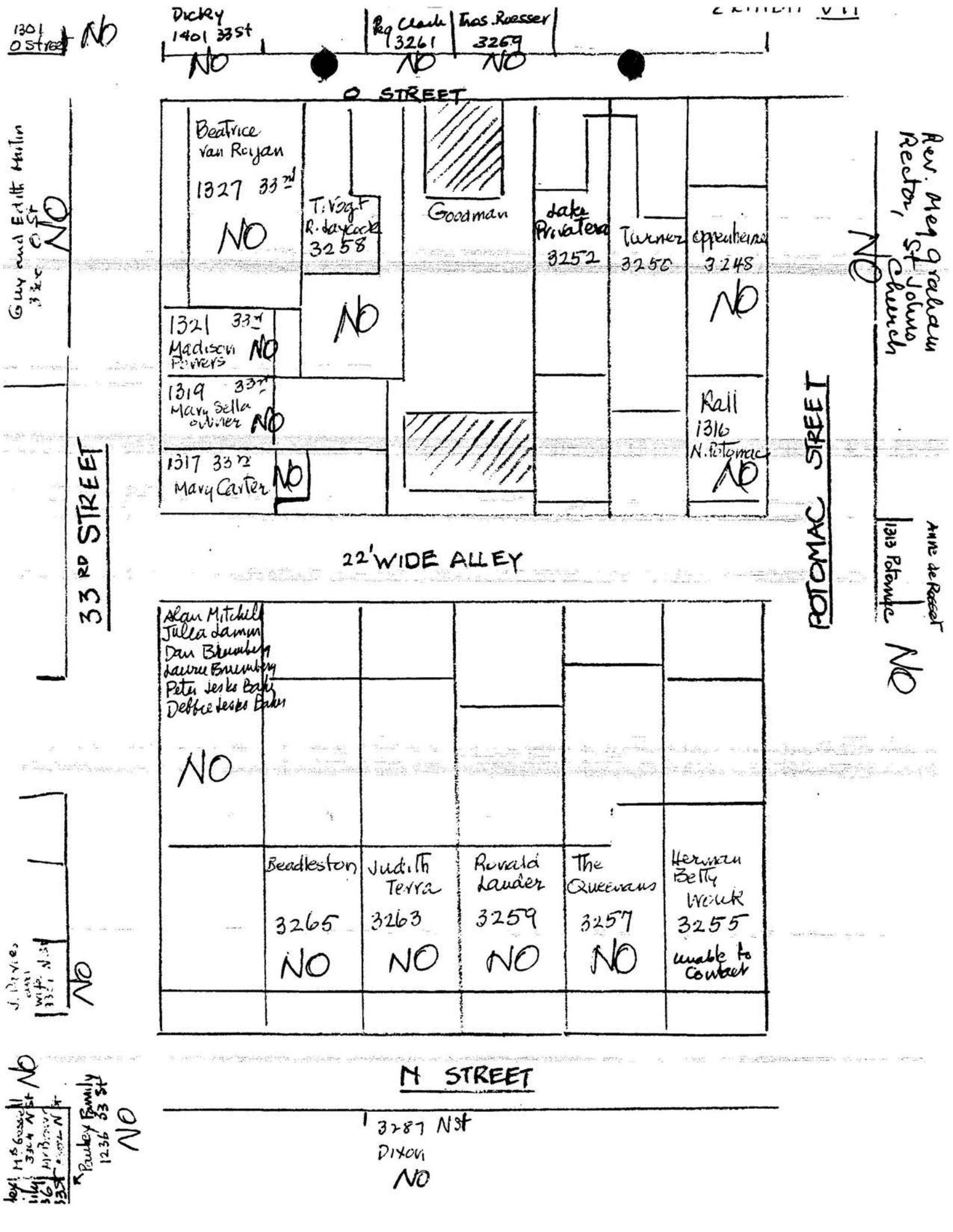
MDS

I, Mary D. Sella, owner of the property known as 1319 33rd Street, NW do hereby grant a LIMITED POWER OF ATTORNEY to my neighbor, Dr. Mary R. Carter, to retain legal counsel in the matter of the Goodman variance application, BZA Application 16696, to represent me and my property interests before the District of Columbia Board of Zoning Adjustment and to sign any documents with my name that may be related in this matter.

Mary D. Sella

Mary D Sella MDS

MARY D. Sella, has Signed and Sworn before me, Teresa L. Wenger, a Notary Public in and for the District of Columbia, this 11th day of June 2021.


1301 O Street NO
Dicky 1401 33st NO
Reg Clark 3261 NO
Thos. Roesser 3269 NO
O STREET
Beatrice van Rayan 1327 33rd NO
T. Vogt R. Laycock 3258 NO
Goodman
Lake Privatera 3252
Turner 3250
Oppenheimer 3248 NO
1321 33rd Madison Powers NO
1319 33rd Mary Sella Oliver NO
1317 33rd Mary Carter NO
Rail 1316 N. Potomac NO
Rev. Meg Graham Rector, St. John's Church NO
Guy and Edith Hutton 33rd O St NO
33RD STREET
POTOMAC STREET
22' WIDE ALLEY
Anne de Rasset 1313 Potomac NO
Alan Mitchell
Julia Lamm
Dan Bruenberg
Laurie Bruenberg
Peter Jesko Bahr
Debbie Jesko Bahr
NO
Beadleston 3265 NO
Judith Terra 3263 NO
Ronald Lauder 3259 NO
The Queenans 3257 NO
Herman Betty Wouk 3255 unable to Contact
J. Davies and wife 3251 N St NO
N STREET
3287 N St Dixon NO
Bayley Family 1236 33 St NO