Dr. Madison Powers
1321 33rd Street, NW
Washington, D.C 20007
202-338-6278

April 25, 2001

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

Re: Letter of Opposition to the Application of Craig and Ann Goodman, Application Number 16696, Application for A Variance

I am Dr. Madison Powers and I reside at 1321 33rd Street, NW, Washington, D.C. 20007. 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. I fully endorse the letter of opposition filed by my neighbor, Dr. Mary Carter for many of the same reasons she outlines in her letter of April 5, 2001. A self-sustaining residential unit, if permitted by the BZA, raises significant public policy issues, including the intended purpose of the alley, public safety/fire issues, residential density and overcrowding parking issues in Georgetown. Moreover, 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. Such a change would be detrimental to the neighborhood inasmuch as it would increase population density to unacceptable levels, generate additional noise and congestion, and convert a quiet alley into a residential mews. In addition, such a change will likely increase the presence of illegal open market rentals of facilities ostensibly designed as au pair or in-law suites. While I have no reason to question the Goodmans' statement that they do not have such intentions, subsequent owners and other neighbors who may follow in their footsteps may succumb to the considerable economic pressure to produce additional revenue in this manner.

Part II of Dr. Carter's letter dated April 5, 2001, also outlines a variety of public reasons for opposition to this or other modified versions of plans to construct a residential dwelling in the alley perpendicular to 33rd Street and lying parallel between O and N Streets NW. I echo those objections on policy grounds and urge this Board to reject their application.

Sincerely,

Madison Powers

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BZA
Case No. 16696
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.31