Craig and Ann Goodman
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Washington, DC 20007
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RECEIVED
D.C. OFFICE OF ZONING
2001 APR 27 PM 1:01

April 25, 2001

May 1, 2001

Dear Neighbor,

On April 16, 2001, we received a fax of a petition and formal protest against a three story multiple rental unit structure to be built on our property. We had filed an application for a variance to construct a one story addition to an existing garage for live-in maid's quarters at the rear of our lot. With the application, we filed an affidavit and detailed explanation of the need for the addition and that it would be used for a live-in maid or family member in need of assistance. These documents were not attached to the petition causing regrettable and unnecessary misunderstandings.

On April 18, 2001, we invited ANC officials, BZA officials and neighbors objecting to the project to come to our home and review the property, the site and any potential impacts. After this meeting, we decided to submit a significantly modified plan that takes into account our neighbors various concerns and simultaneously complies with the strictest area/building-density provisions of the existing zoning code. The neighbor's view under the modified plan is attached to this letter together with a lot density site plan for your review and hopefully your support.

It should be noted that the lot on which this second story addition will be built faces O Street, with access to both O Street and the alleyway, and after the project is completed, the total building area of this lot will meet the strictest building-density limitations in the DC code (less than 40 percent of the total lot).[1] No other property on O Street or N Street between Potomac and 33rd can meet the strict building-density limitations of the R1 zoning requirements. Properties that meet the R1A or R1B area/building-density limitations are permitted to add a second story live-in quarters for domestics as a matter of right.

This significantly modified plan is for a unique property, necessitated by the reasonable needs of the owners with all efforts made to minimize the impact on adjacent properties. Because this unique Georgetown property is the only fully detached dwelling on this block that qualifies under the strictest building-density limitations of the DC zoning code, it can not serve as a precedent that will lead to overbuilding on smaller lots or the development of unauthorized rental units.

The myriad of collateral issues raised in the petition and formal protest do not address this new modified plan. If you have any questions or need additional information, please call us. We would greatly appreciate your review and support of the attached modified plan.

Thank you for your time and consideration.

Sincerely,

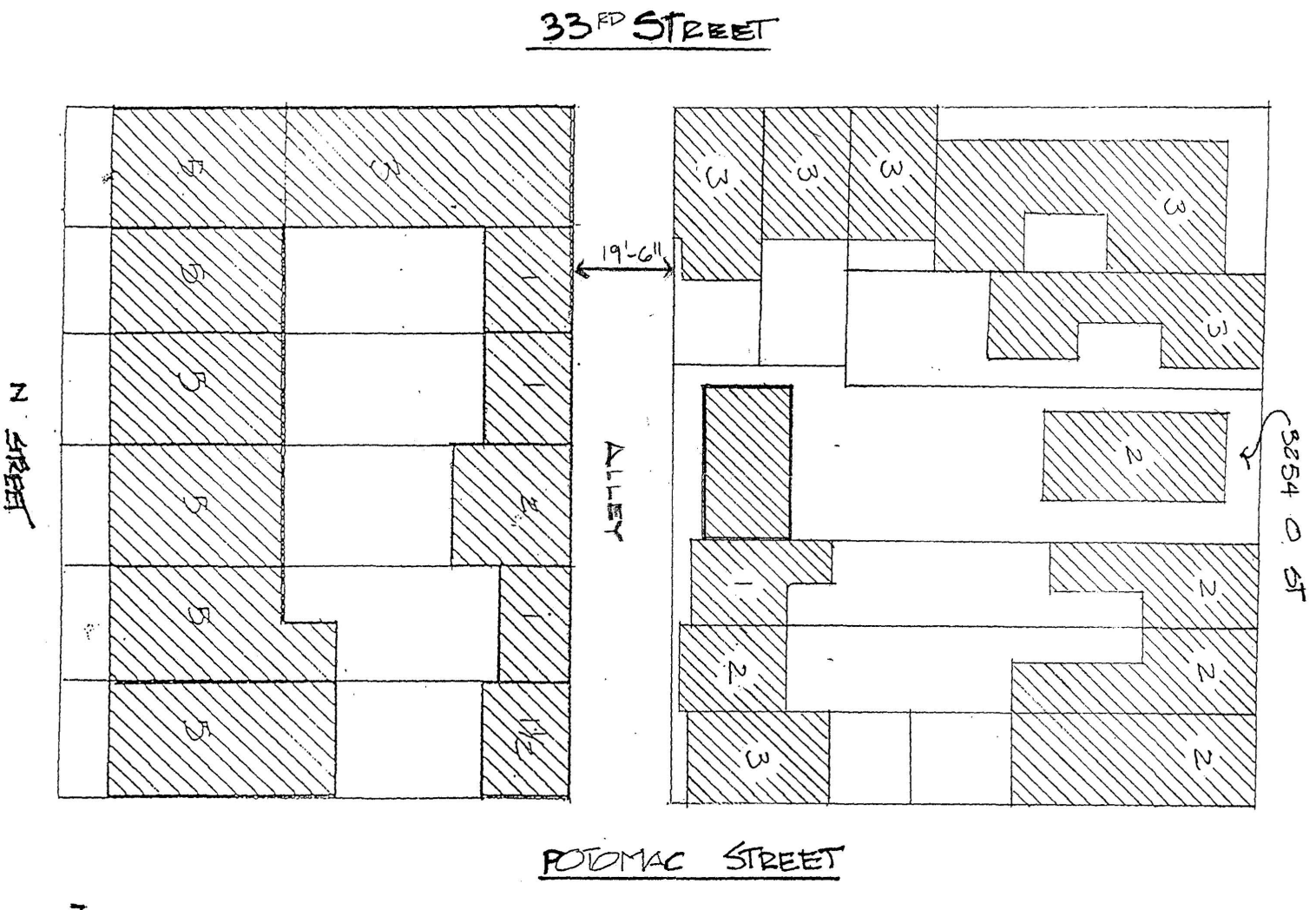
/s/ Ann Goodman

Craig and Ann Goodman

BZA
Case No. 16696
Exhibit No. 34

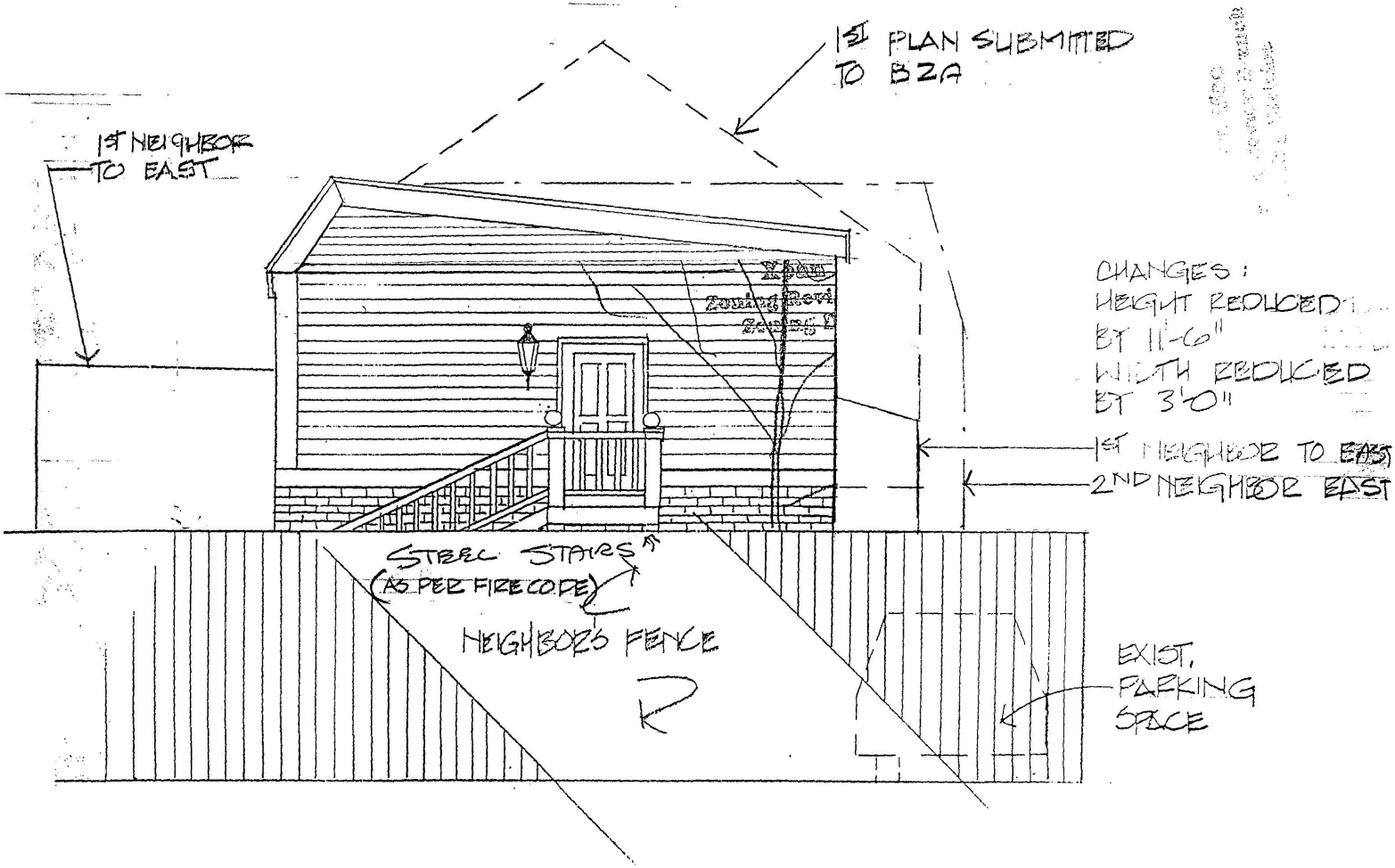
[1] See Section 403.2; Sections that bear on the intention of the DC zoning code as it applies to this structure include: 200, 201, 202, 300 and 403 et. seq.; 204.1; 300.3 (a); 320.1 "permitted related uses are the same in R-3 districts as in R-1 districts"; 321.1(a) permits in an R-3 district "any accessory use or building permitted in R-1 districts"; 400.1; 402.4 contains floor area ratios; 403 percentage of lot occupancy; 404 minimum rear yard limitations; Section 2500 et. seq. applies to accessory buildings. See also Section 202.9 for comparison purposes. It should be noted that the property has at least 5 spaces for off street parking.

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.34


33RD STREET
N STREET
19'-6"
ALLEY
3254 O ST
POTOMAC STREET
N

MODIFIED ELEVATION

as of April 25, 2001



MODIFIED ELEVATION

s of April 25, 2001

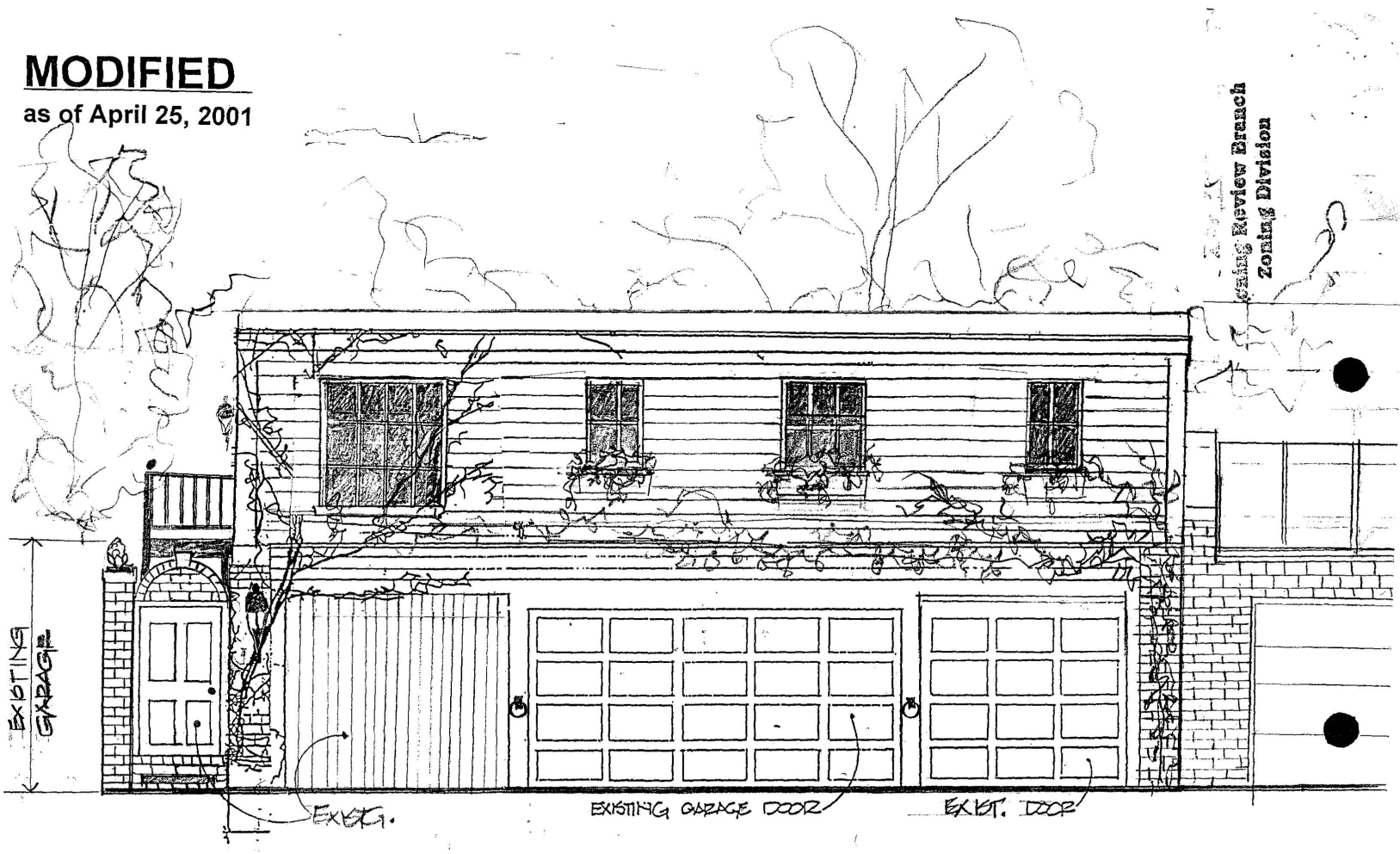


Maids Quarters

A (1)

MODIFIED
as of April 25, 2001

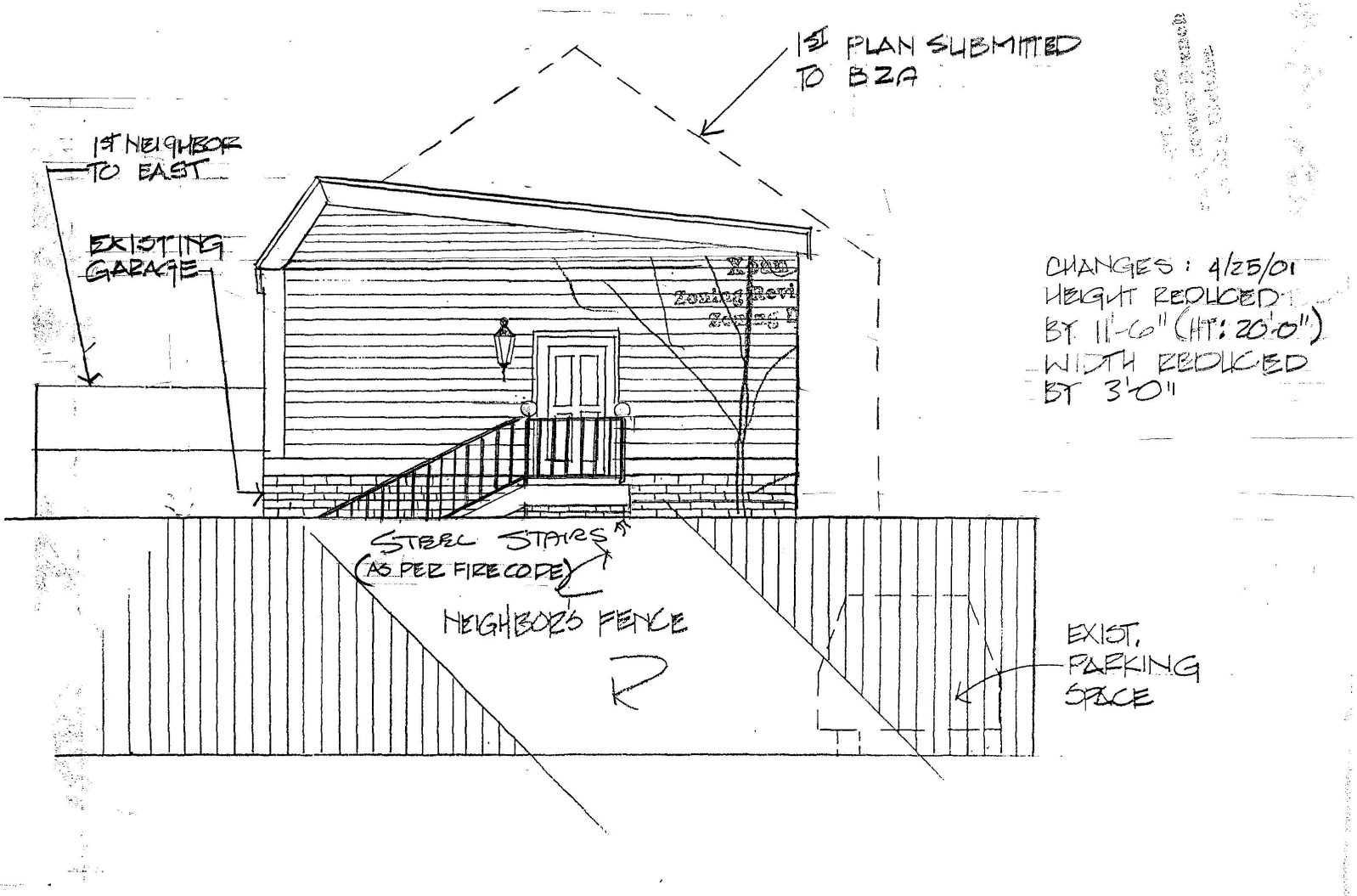
Zoning Review Branch
Zoning Division



4/25/01 CHANGES: HEIGHT REDUCED BY 11'-6"
MTL. ROOF, ONE WINDOW DELETED-SEE FLOOR PLAN, WINDOW SIZES ALTERED

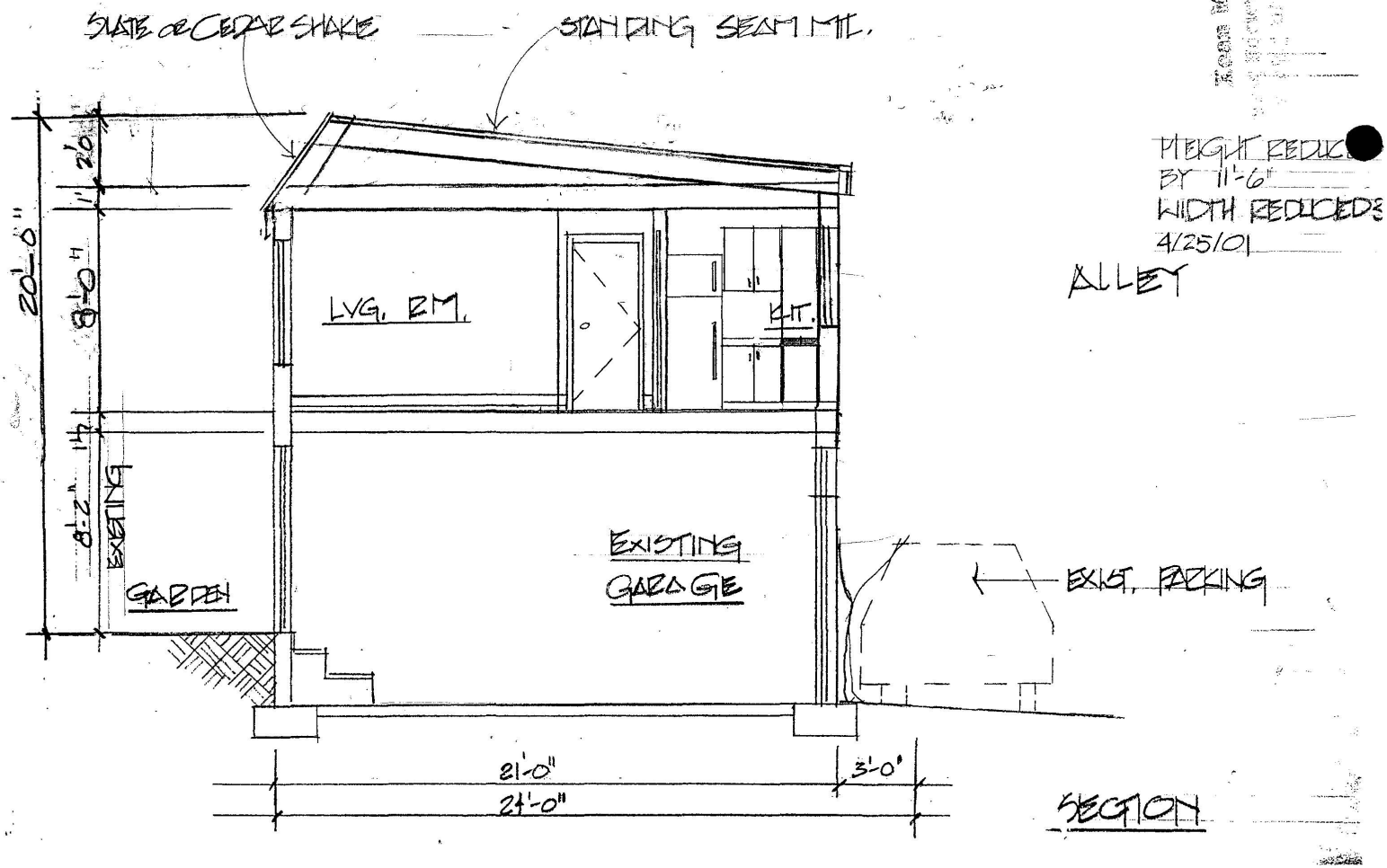
MODIFIED ELEVATION

as of April 25, 2001



MODIFIED SECTION

as of April 25, 2001

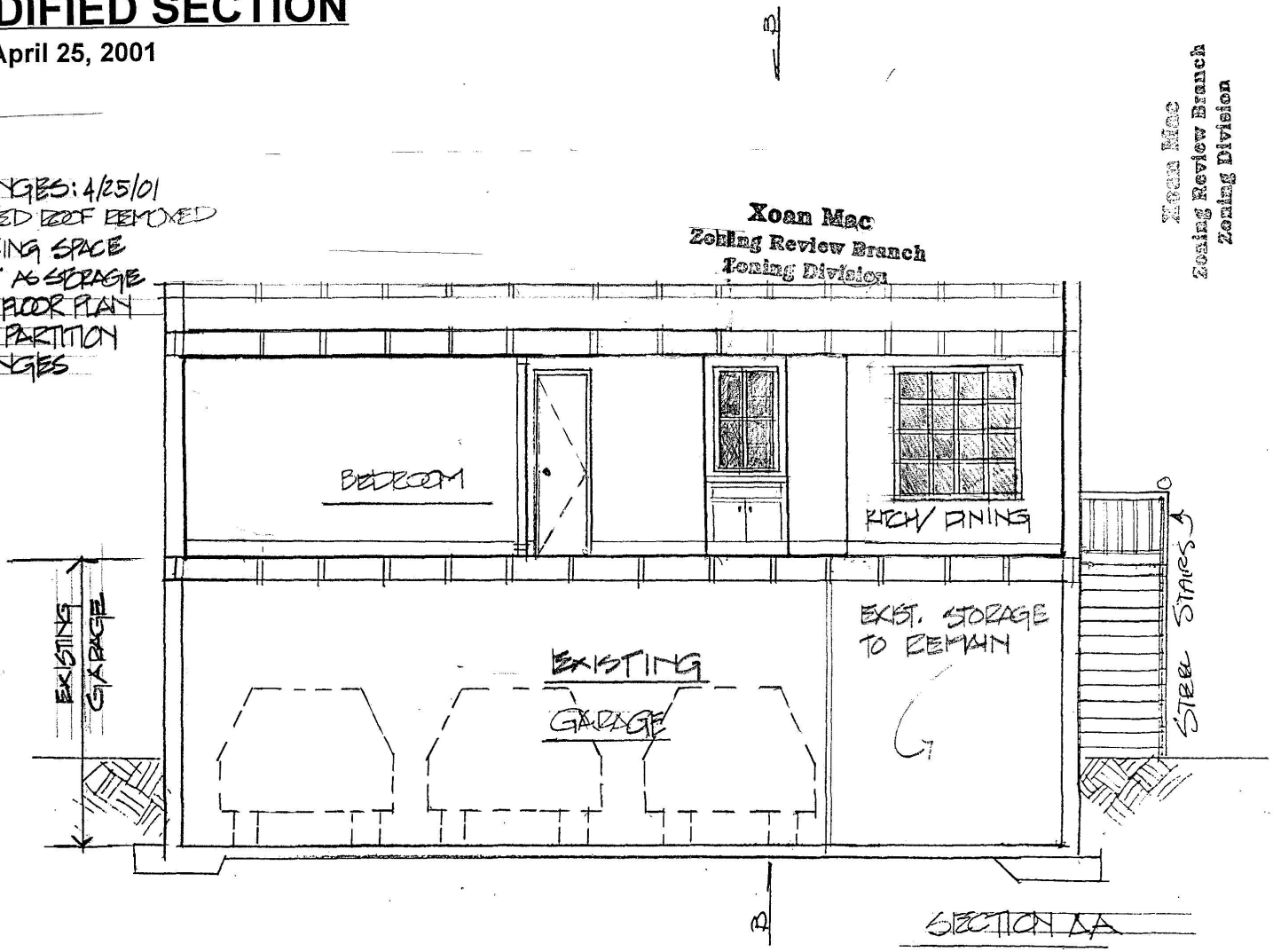


MODIFIED SECTION

s of April 25, 2001

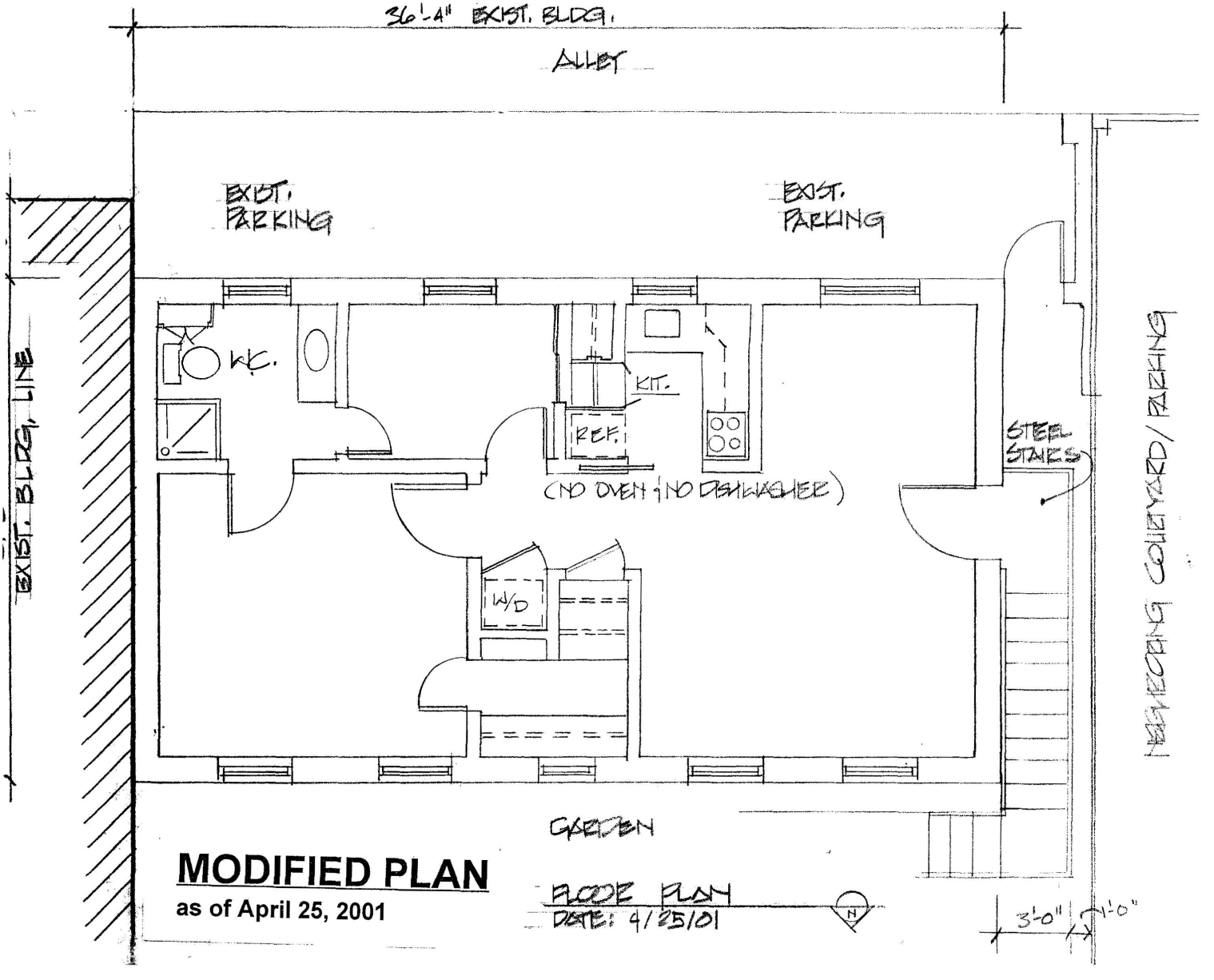
CHANGES: 4/25/01
PEAKED ROOF REMOVED
PARKING SPACE
LEFT AS STORAGE
SEE FLOOR PLAN
FOR PARTITION
CHANGES

Xoan Mac
Zoning Review Branch
Zoning Division



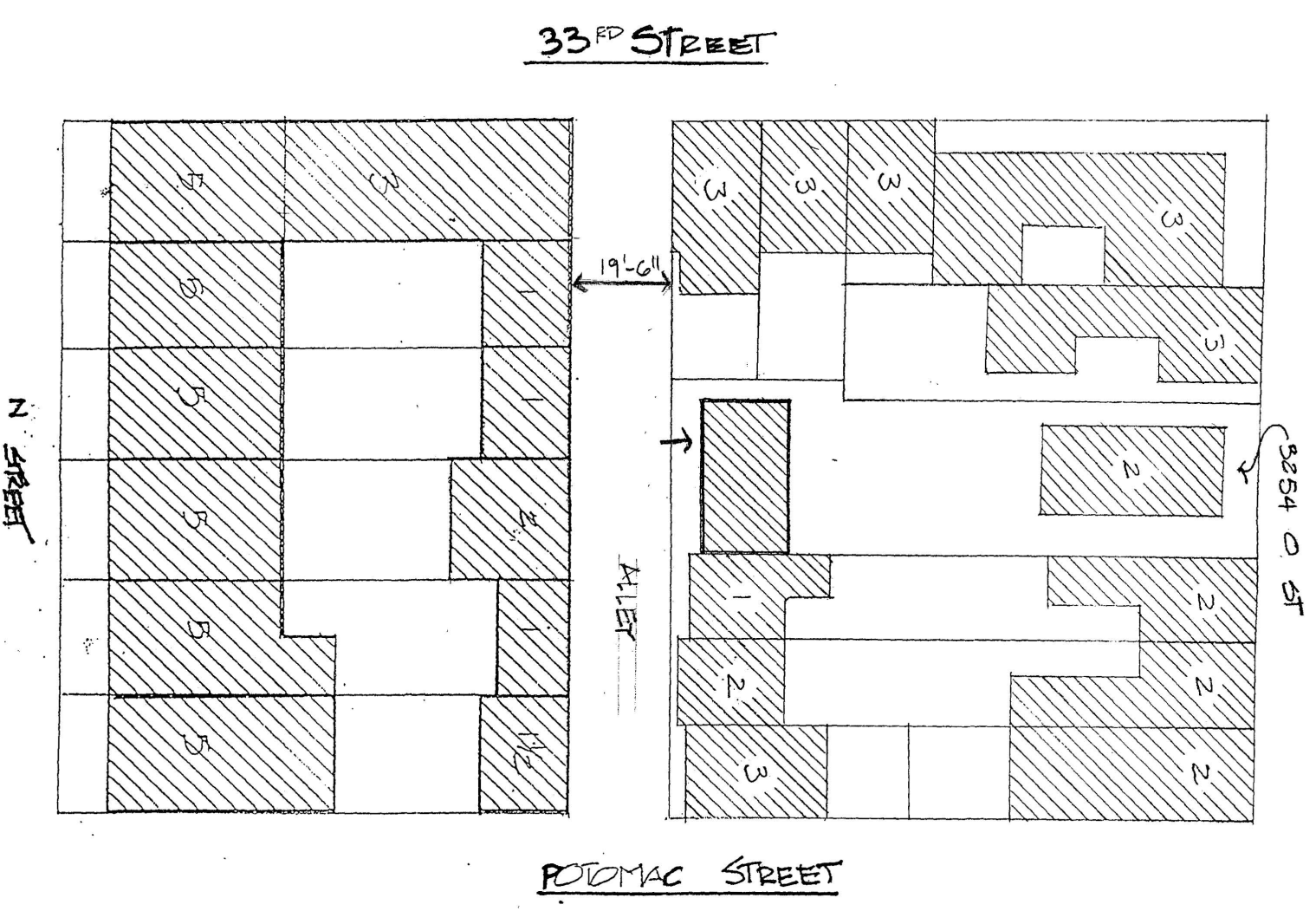
SECTION AA

Xoan Mac
Zoning Review Branch
Zoning Division



MODIFIED PLAN

as of April 25, 2001


33RD STREET
19'-6"
ALLEY
3254 O ST
N STREET
POTOMAC STREET
N