Ann Goodman

Interior Architecture and Design

3254 O Street, NW
Washington, DC 20007
T: (202) 333-3288 F. (202) 333-3266

June 15, 2001

Mrs. Ronald S. Lauder
3259 N Street, NW
Washington, DC 20007

Dear Mrs. Lauder,

Application # 16696

I was much grieved to see that a neighbor had informed you that I had switched drawings from the ones I had presented to you and which you had signed as approving, in order **"to allow for a much larger structure , which would be out of keeping with the character of the alley upon which the addition would face."** I did *not* switch drawings!

This same neighbor characterized the drawings as presented to you and which you approved as **"a three story multi unit apartment building facing the alley."** At no time was this a proper description of my request for a second story maid's quarters. My request did include a request for my 80 year old mother with assisted living. Both a maid and a family member are permitted uses.

I subsequently spoke to this neighbor and informed her that I had indeed *not* substituted drawings and that I was very upset that she would say such a thing. I thought she might have made a mistake in her research of my city records, and would right the wrong. For her to do so might cause her to lose your support. As I see she is persisting in presenting you as opposing my addition, I am assuming that she did not mention this gross error on her part.

Subsequent to your signature of approval, and in an effort to appease this opposing neighbor, I changed the roof line from a gable roof, which would have freed up a garage currently used for storage, to a mansard roof. This change lowered the overall structural height to 20 feet. As I am allowed 15 feet, my request for a height variance of only 5 feet. (My property currently occupies only 33% land to building area ratio and the allowed ratio is 60%. Even with the addition, I will still be far below the building area allowance.)

Obviously, I am in an extremely embarrassing position and do greatly apologize for the inconvenience my application has caused you. I would, however, request that, if you continue to oppose the *five foot height* variance required for me to build the 2nd story maid's quarters onto my garage, you write another letter to the **BZA** and either confirm your objection, or withdraw it as you are currently on record as opposing.

I would greatly appreciate your consideration of these facts, and your support, if possible, as this addition is very important to me, to my mother, and to my family. Thank you.

Sincerely,

Ann Goodman

cc: Mr. Richard Nero, BZA; ANC; Ms. Maxine Roberts, Office of Planning

BZA
Case No. 16696
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.43

3259 N Street, N.W.
Washington, D.C. 20007

March 30, 2001

Re: Application Number 16656 of Craig and Ann Goodman, for a variance to allow a second-story addition to a garage in the alley behind 3254 O Street, N.W.

To Whom It May Concern:

Last year, I signed a petition stating that I had seen the drawings of a second-floor addition to the garage at 3254 O Street, N.W., and that I did not object to the prospective change.

I have since learned that the drawings I originally saw have been modified to allow for a much larger structure, which would be out of keeping with the character of the alley upon which the addition would face.

I would like to have my name withdrawn from the petition, and join with my neighbors in opposing the variance to allow this large structure to be built in the alley behind my house.

Sincerely,

Mrs. Ronald S. Lauder

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

1ST SUBMISSION AS DESCRIBED BY THE CITY.

March 8, 2001

Ann Goodman
3254 O Street, N.W.
Washington, D.C. 20007

Re: BZA Application No. 16696

Dear Ms. Goodman:

You are hereby notified to appear before the Board of Zoning Adjustment on Tuesday, May 1, 2001, at 441 4th Street, N.W., Suite 220, Washington, D.C., 20001 for a public hearing concerning the following application:

> **Application of Craig and Ann Goodman.**, pursuant to 11 DCMR 3103.2 for a variance from the limitations of subsection 2500.4 to allow a second-story addition to an accessory garage for maids quarters and mother-in-law suite in the R-3 District at premises 3254 O Street, N.W. (Square 1230, Lot 809).

This case is in Advisory Neighborhood Commission 2E. Cases in this area will be heard between 1:00 p.m. and 6:00 p.m. All cases will be heard in the order listed on the public hearing agenda.

PLEASE NOTE THAT A SIGN MUST BE OBTAINED FROM THE OFFICE OF THE BOARD OF ZONING ADJUSTMENT TO BE POSTED ON THE PROPERTY. The Rules of Practice and Procedure provide that such a sign must be posted at least 15 days prior to the hearing. The posted notice must also be checked at least once every five days, and replaced when necessary. An affidavit concerning the original posting of the sign must be filed with the Board at least 5 days prior to the hearing. The sign and the affidavit can be picked up from the Office of Zoning, Suite 210, 441 4th Street, N.W.

You should be aware that items may be submitted to the Board by other individuals, organizations and government agencies both in support of and in opposition to your application. Approximately one week prior to the public hearing, you should review the file in your application so that you are prepared to respond to any issues that may be raised regarding your application. Further, if you are not clear about what information you must present to the Board in support of your application, please contact the Office of Zoning as soon as possible.

Copy

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

April 12, 2001

Re: ANC Consideration of and Proposed Site Visit Regarding BZA Variance Application of Craig and Ann Goodman, (3253 O Street, NW) (BZA Number 16696), To Construct A Three Story (approx. 31 Ft) 2 Bedroom Garage Apartment Facing the Alley Between 33rd and North Potomac Streets, NW.

Dear _____:

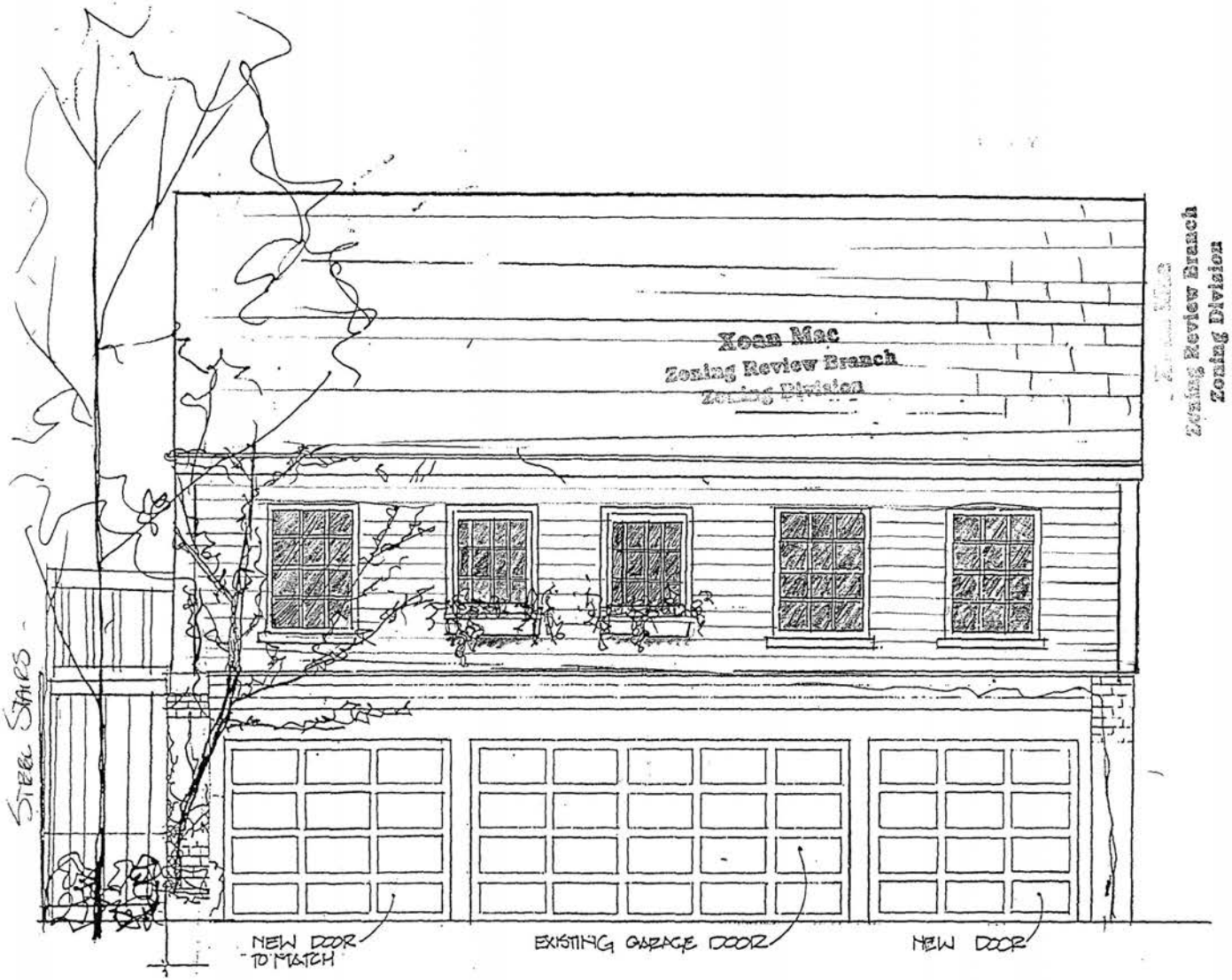
Due to a scheduling conflict on April 3, 2001, the Goodmans have postponed ANC consideration of their BZA variance application. They also have requested that the BZA postpone consideration of their application scheduled for May 1, 2001, until such time as the ANC has considered their proposal. As you can imagine, there is **significant neighborhood opposition** to the Goodmans' proposal to construct a 3 story (approx. 31 ft.) accessory building with a self-sustaining residential unit(s) facing the alley between 33rd and North Potomac Streets. NW. To date, 50 neighbors, most of whom live in the immediate neighborhood, have signed a petition in opposition to the Goodmans' variance application. A copy of the petition is attached. Also is attached for your review is a copy of the opposition that I plan to file with the BZA which outlines the significant general and specific public policy concerns raised, as well as, the personal impact of the proposed building.

ANC Commissioner, Justin Wagner has been very responsive to all the interested parties. His commitment to his responsibilities as a Commissioner is truly impressive. He has spent countless hours trying to promote neighborhood dialogue on this issue. **Justin has proposed an ANC site visit and a general neighborhood meeting next Wed, April 18, 2001 at 5:00 pm at the Goodmans' home.** As a neighbor who will be immediately impacted by the Goodmans' proposed building, I applaud the idea of an ANC site visit. **Many of my neighbors and I object, however, to both the proposed site of the neighborhood meeting and the timing.** Justin has proposed the neighborhood meeting take place in the Goodmans' livingroom. My neighbors and I would feel more comfortable in a neutral place, such as St. John's Church or the Hyde School, which are in the immediate vicinity of the alley in question. Secondly, 50 neighbors have signed the petition in opposition to this project. At minimum, these neighbors should be informed in writing of the proposed meeting and given sufficient time (2 weeks) to arrange their schedules to attend. Timing is not at issue here, as the Goodmans have requested the BZA postpone consideration of their application until sometime after May 1, 2001.



Maids Quarters

A (1)

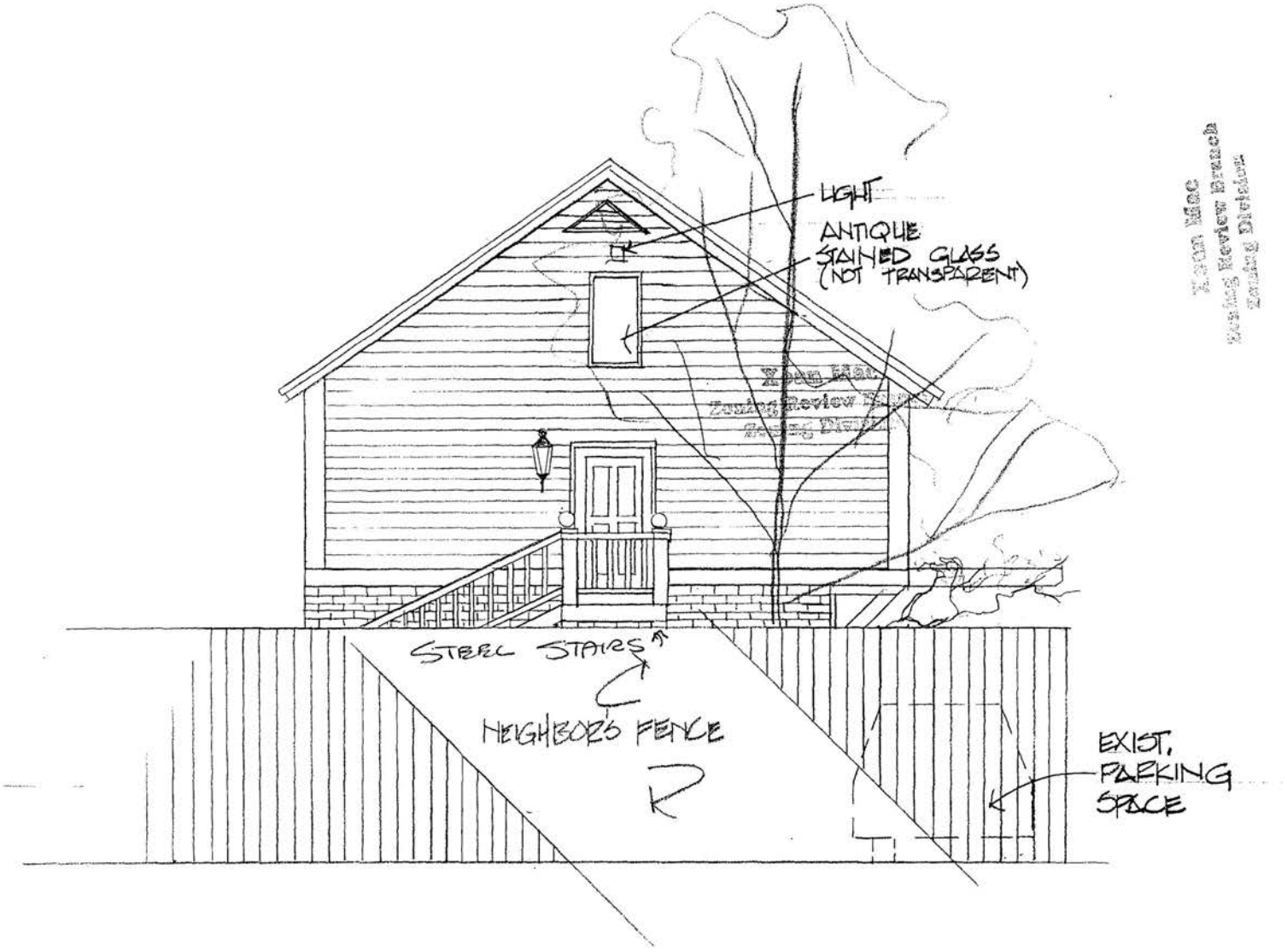


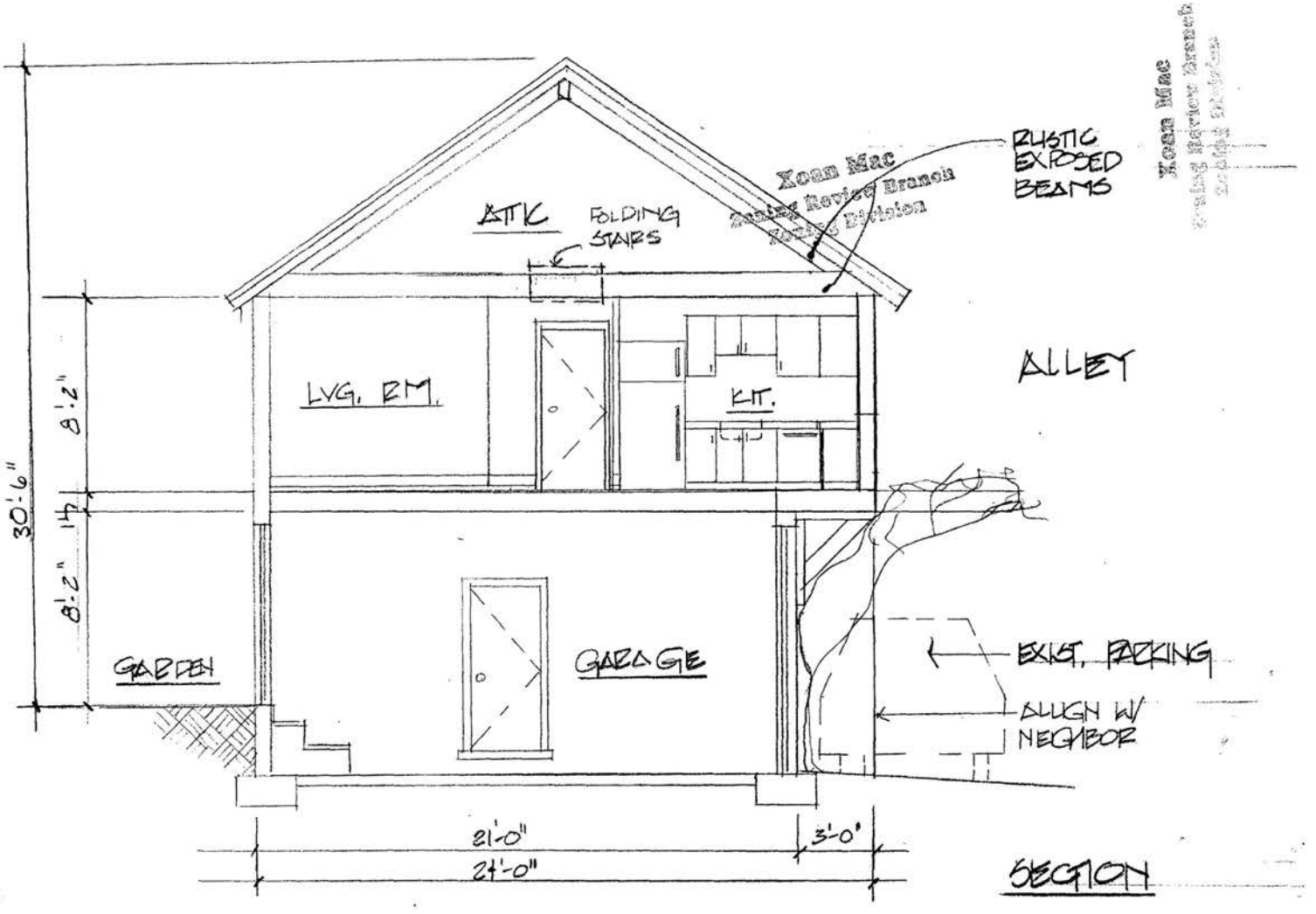
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Zoning Review Branch
Zoning Division

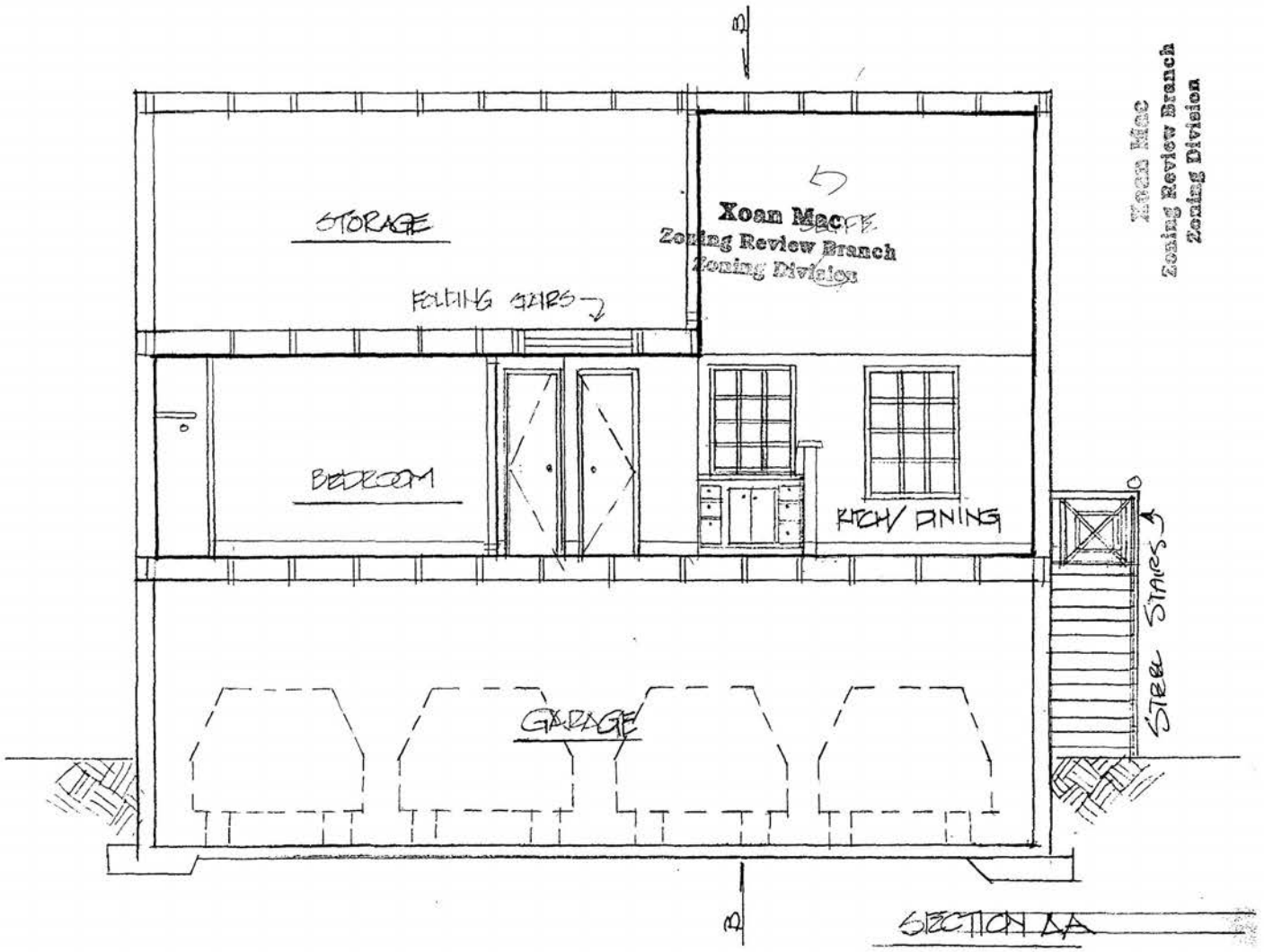
Zoning Review Branch
Zoning Division

ALLEY ELEVATION (S)

SCALE: 1/4"


LIGHT
ANTIQUE STAINED GLASS (NOT TRANSPARENT)
STEEL STAIRS
NEIGHBOR'S FENCE
EXIST. PARKING SPACE

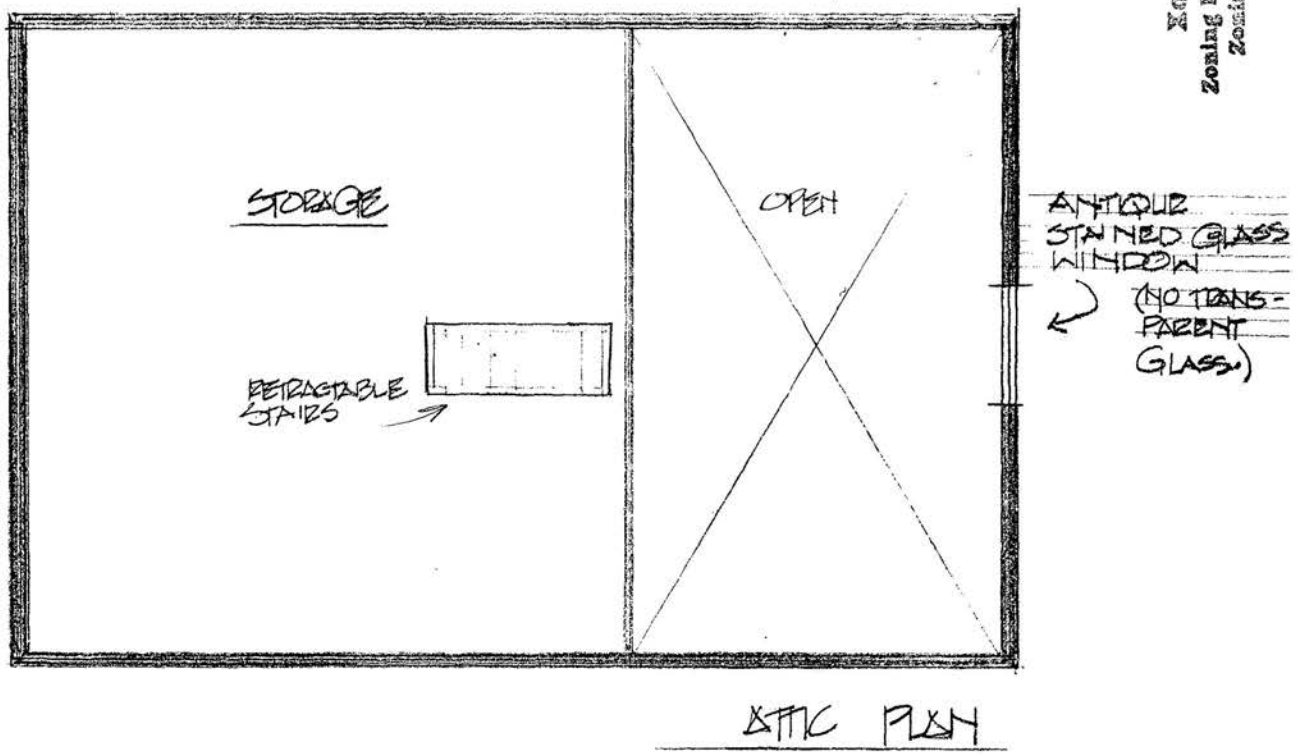

ATIC
FOLDING STAIRS
RUSTIC EXPOSED BEAMS
ALLEY
LVG. RM.
KIT.
GARDEN
GARAGE
EXIST. PARKING
ALIGN W/ NEIGHBOR
30'-6"
8'-2"
8'-2"
21'-0"
3'-0"
24'-0"
SECTION



Xoan Mac
Zoning Review Branch
Zoning Division

B
BEDROOM
H.C.
KIT.
DINING
BEDROOM
LIVINGROOM
LAUNDRY
STORAGE
STEPS
A
N
B
21'-0"
36'-4"
3'-9"

Zoning Review
Zoning Division

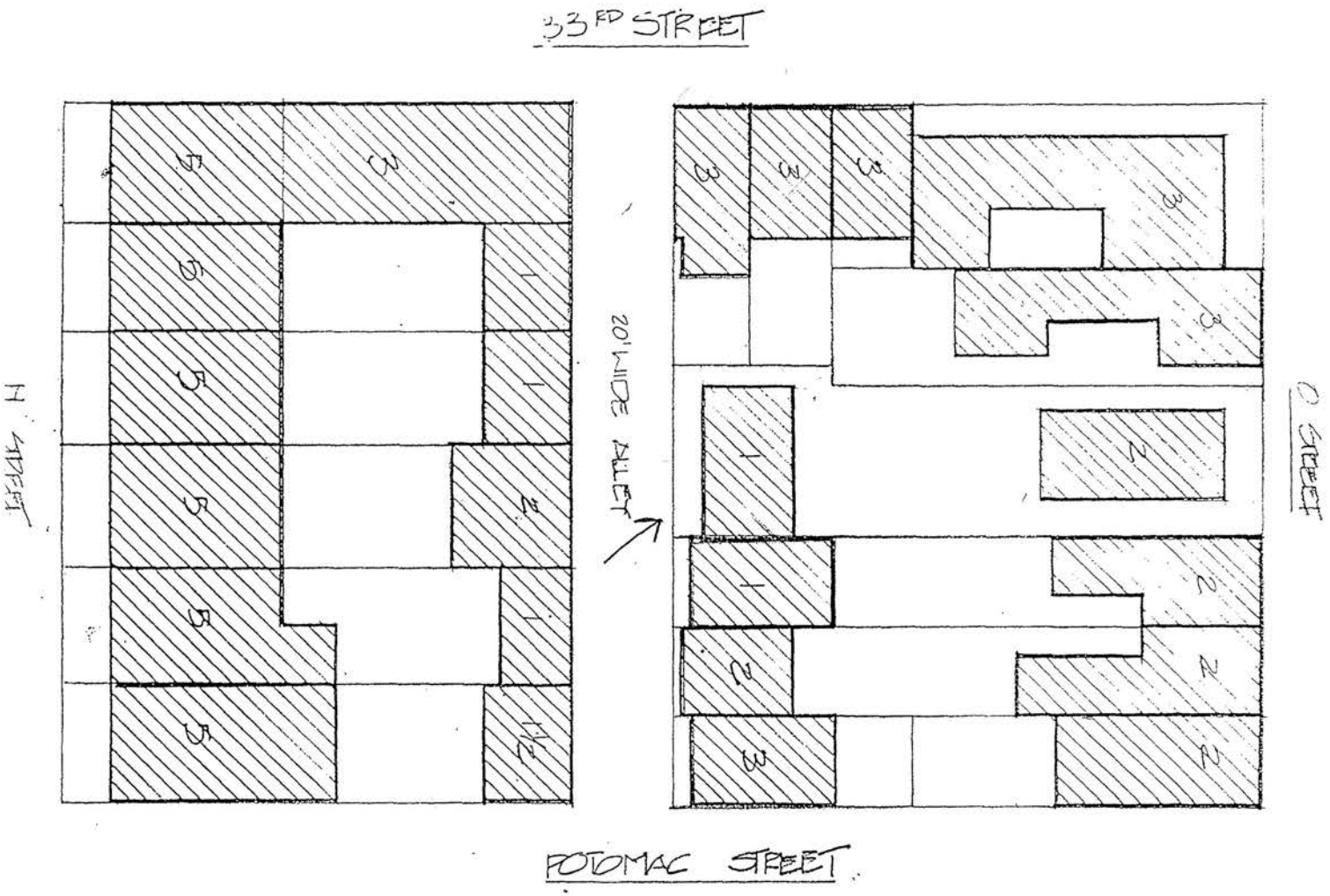


ATTIC PLAN

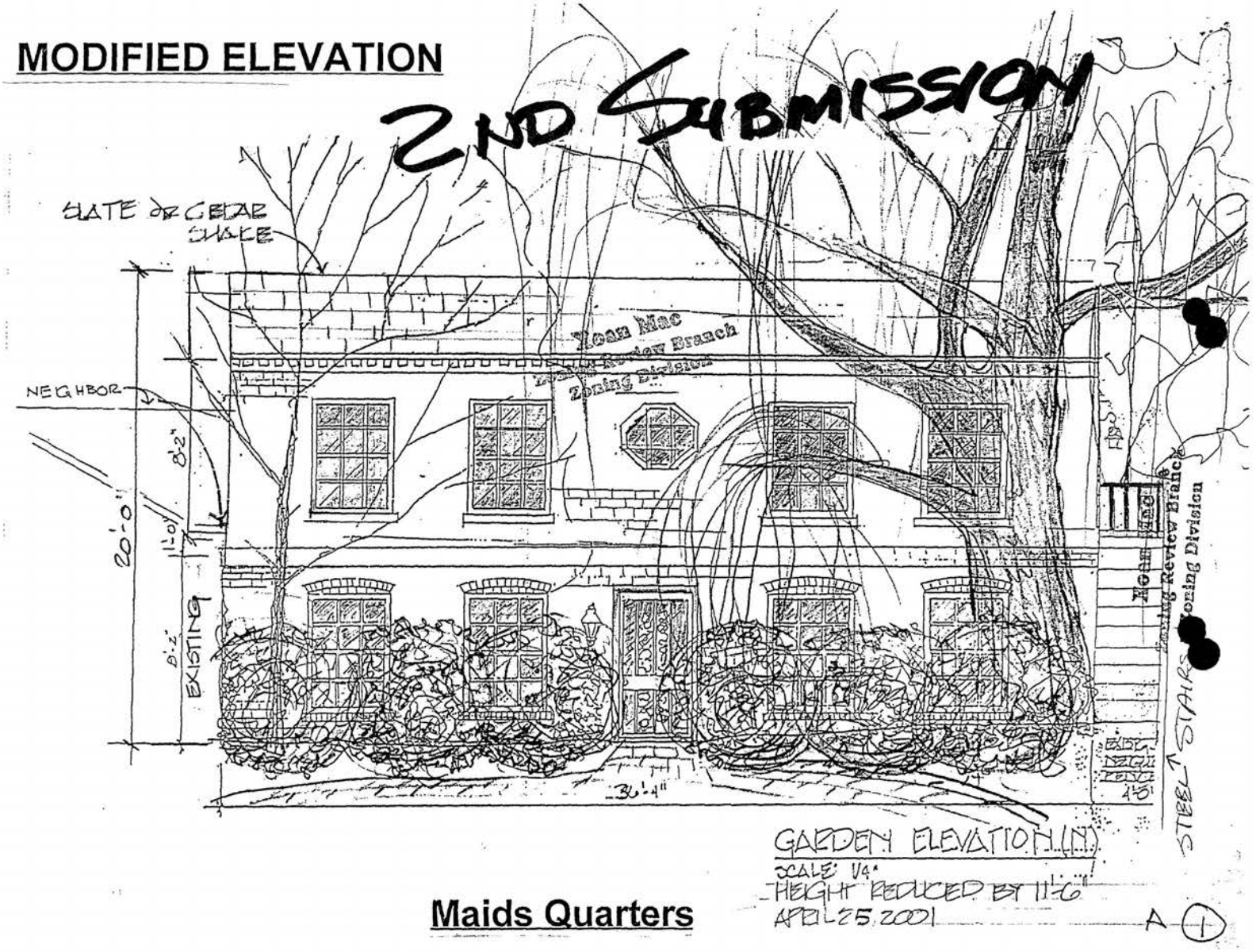
Neighborhood Approval List

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:

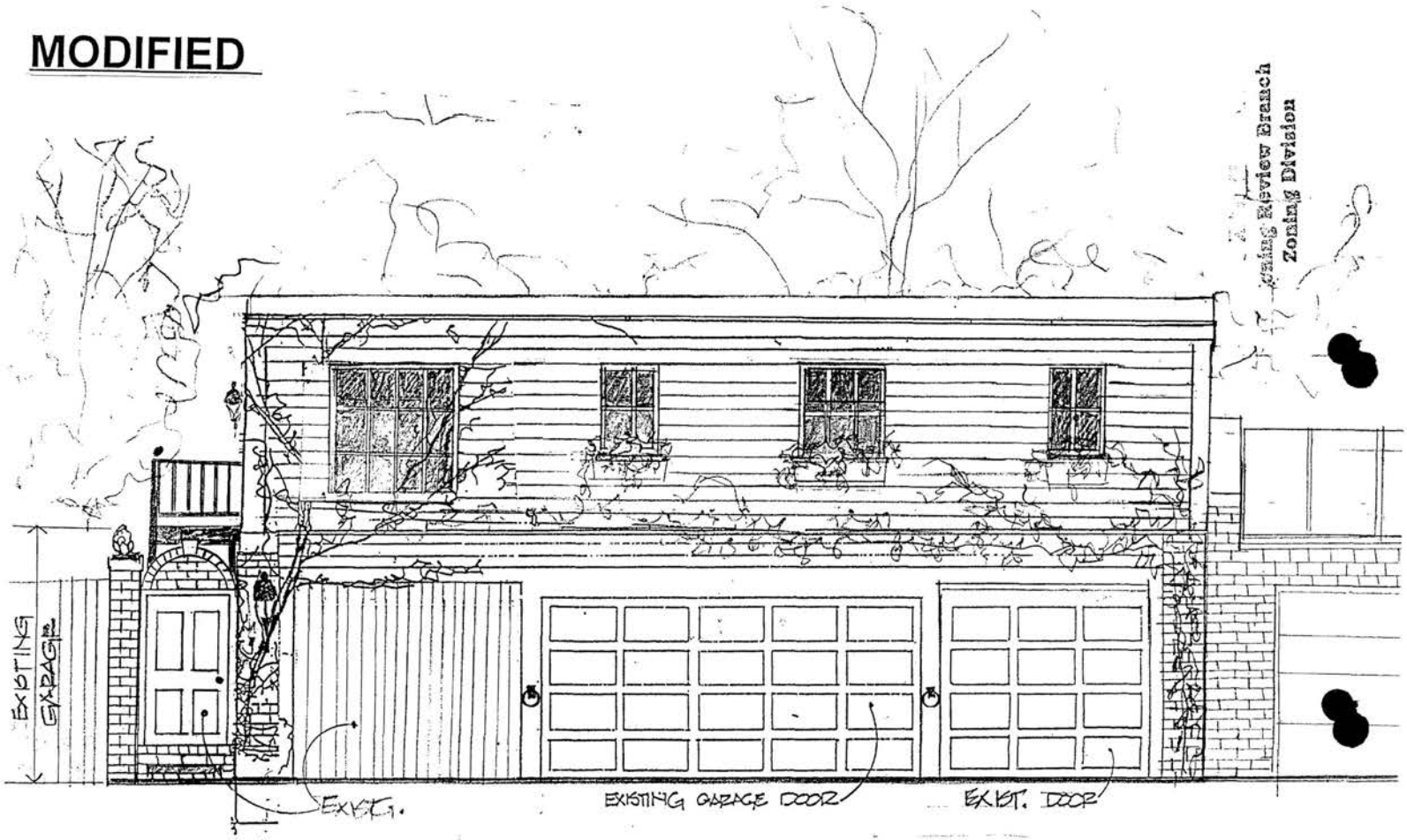
Name:	**Address**:
Judith Ferla	3263 N St NW
Troy Fark	1316 N. Potomac
T. J. Vogt	3258 O St.
Betty S Work	3255 'N St
P.J. Hart	3252 "O" ST., N.W.
Helen C. Turner	3250 "O" St. N.W.
J Carl Fowler	3289 N. St.


33RD STREET
POTOMAC STREET
20 FT WIDE ALLEY
O STREET
H STREET

MODIFIED ELEVATION



MODIFIED

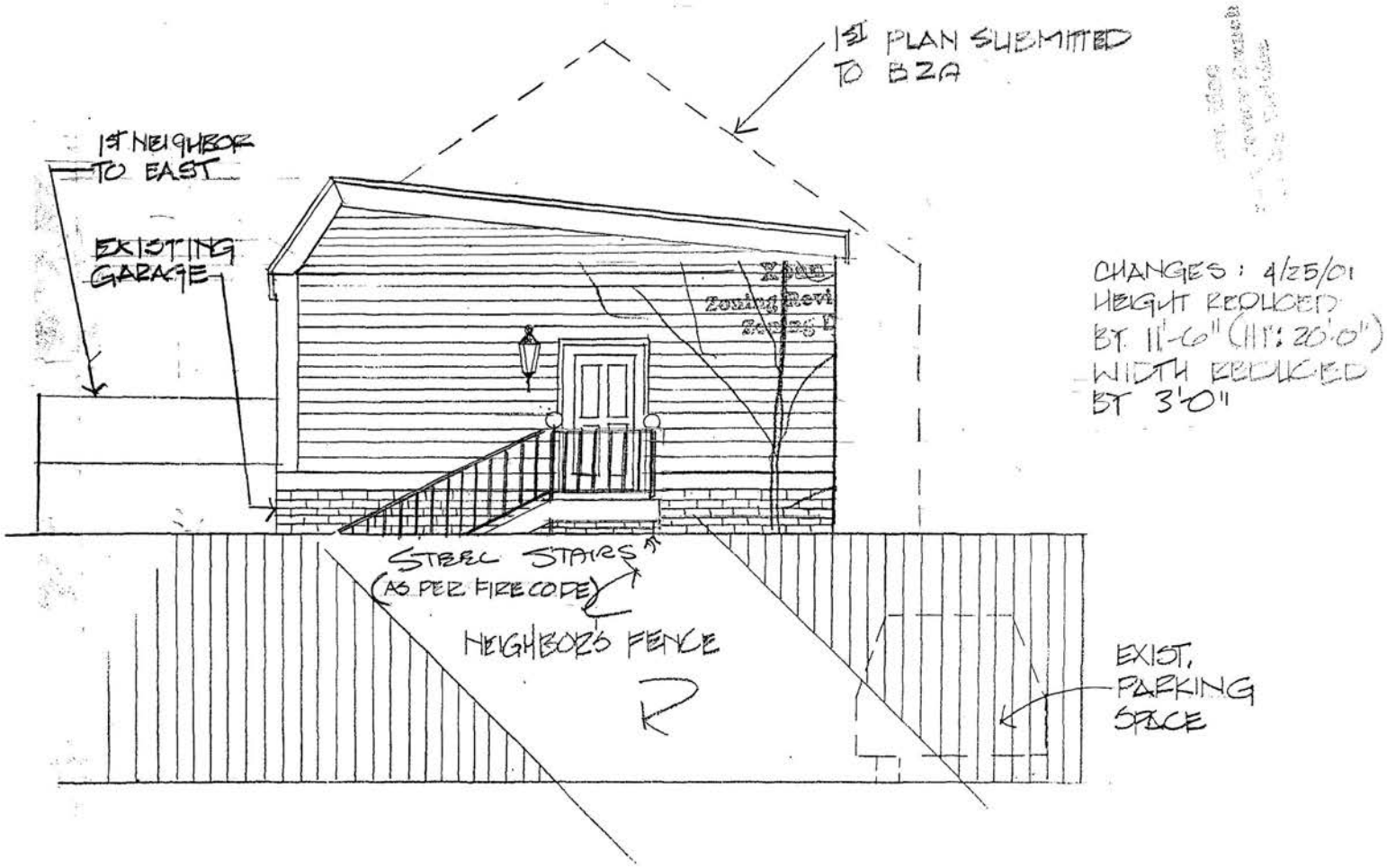


Zoning Review Branch
Zoning Division

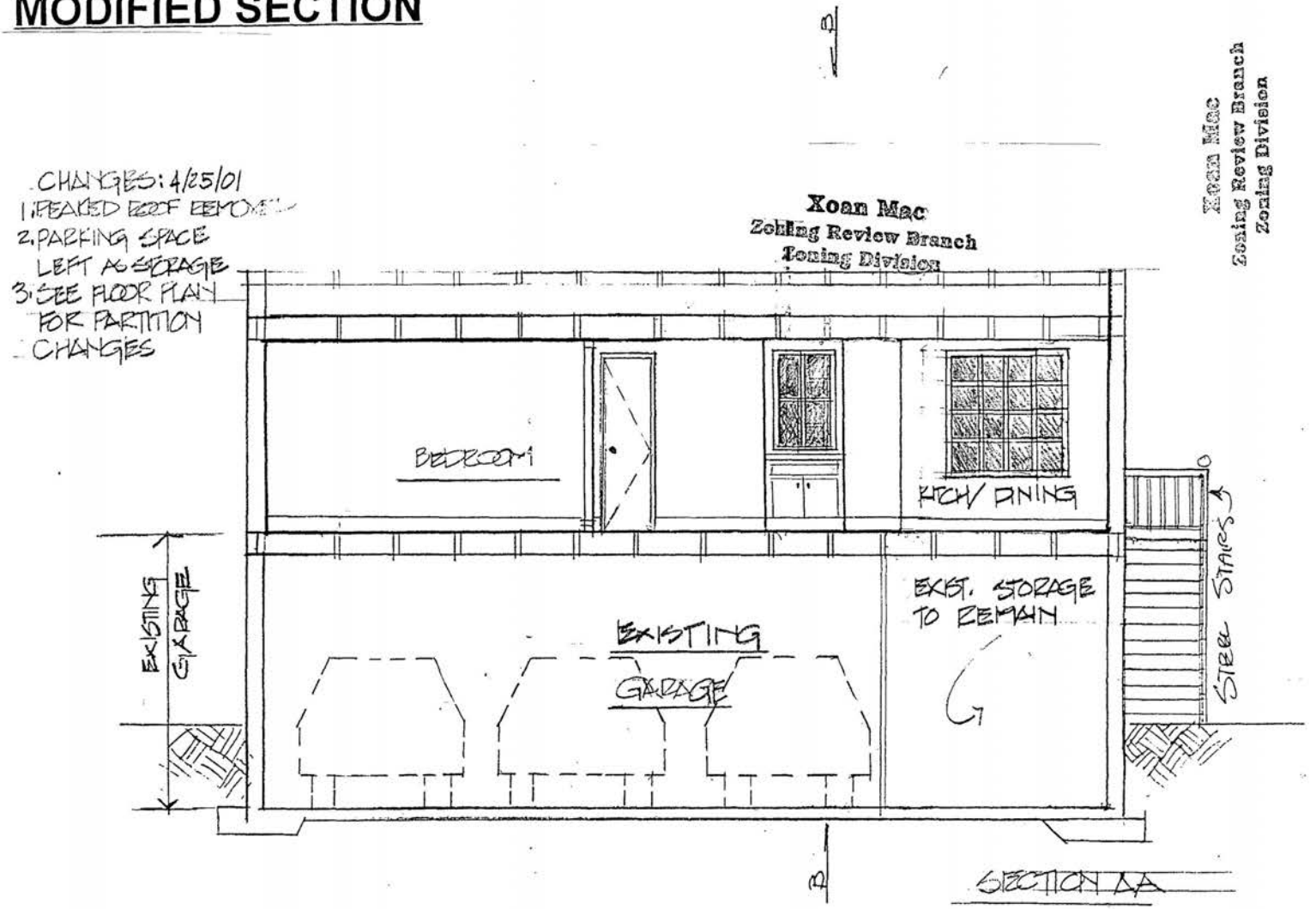
4/25/01 CHANGES: HEIGHT REDUCED BY 11'-6"
MTL. ROOF, ONE WINDOW DELETED-SEE FLOOR PLAN, WINDOW SIZES ALTERED

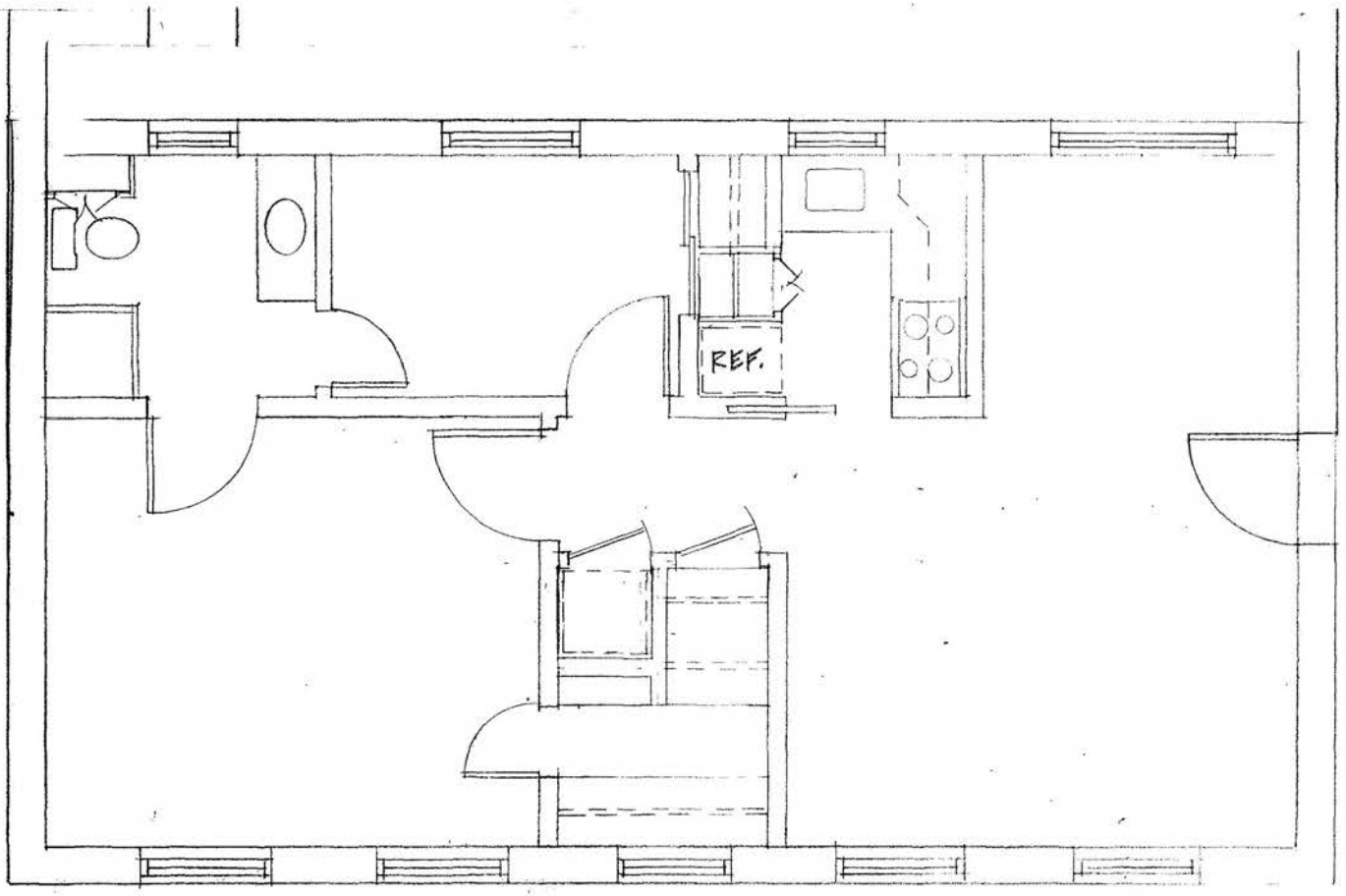
MODIFIED ELEVATION

as of April 25, 2001

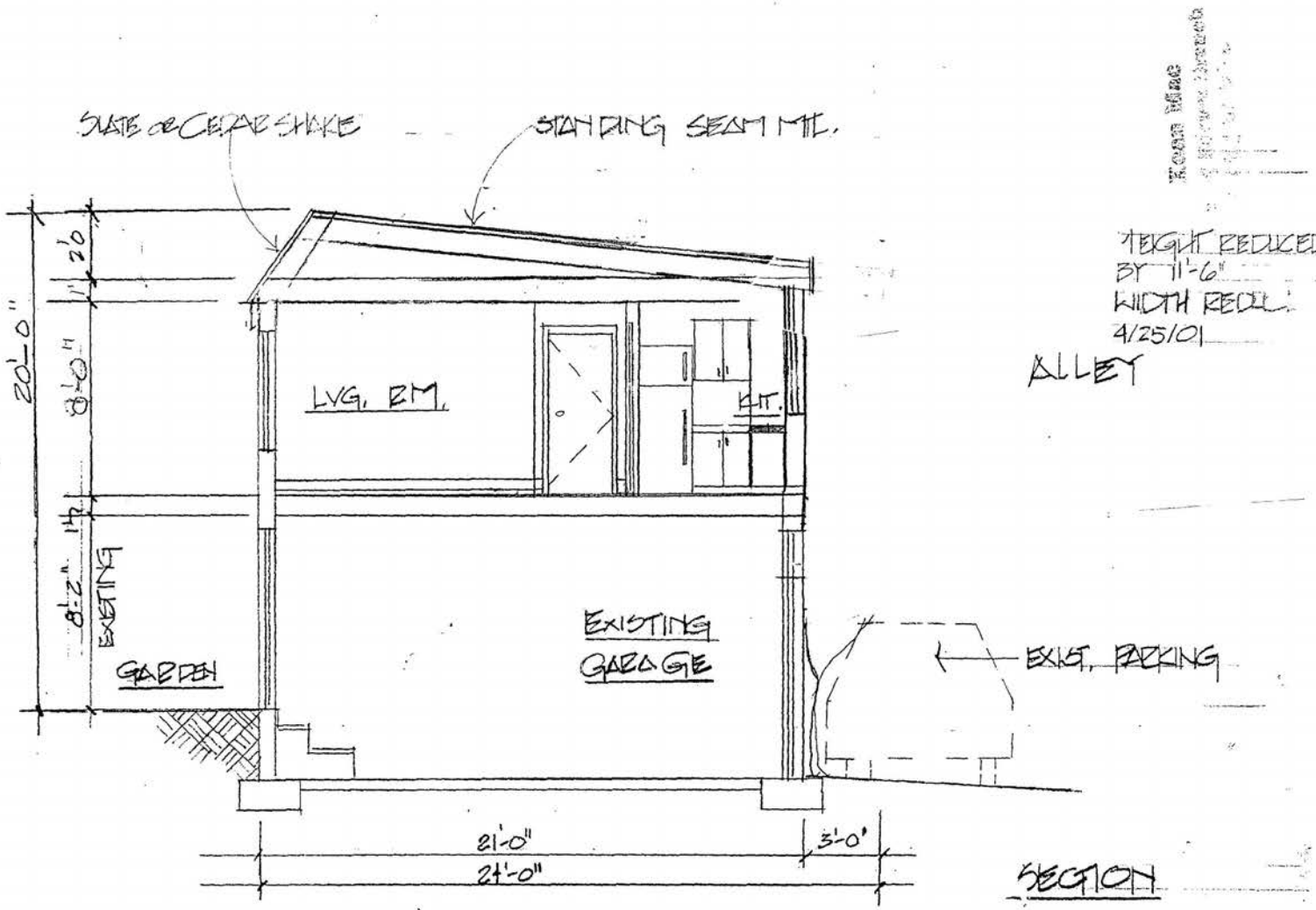


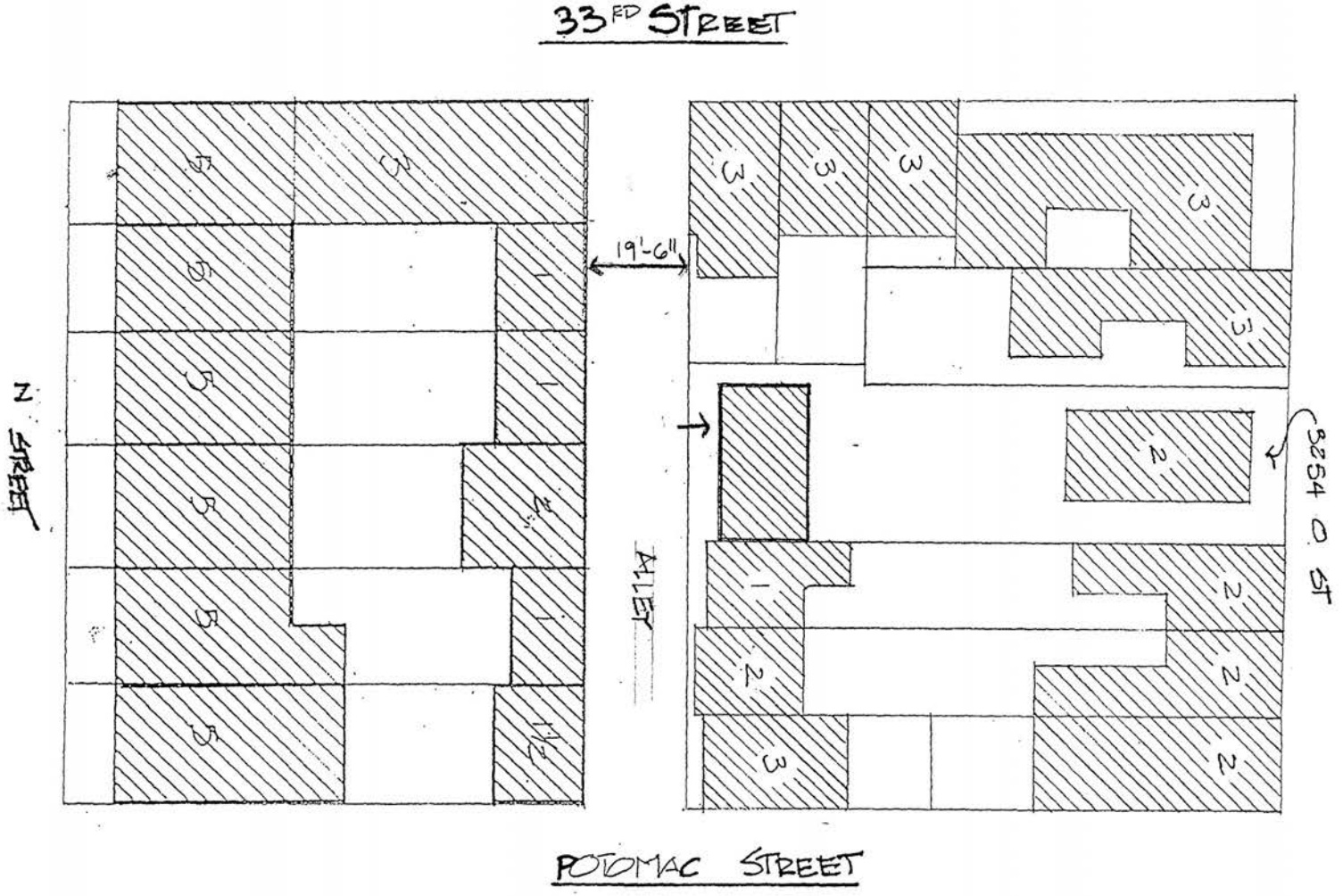
MODIFIED SECTION




REF.

MODIFIED SECTION




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