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

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

Ladies and Gentleman:

My name is Robert Laycock and I am the property owner of 3258 O St. NW, Washington, D.C. 20007. I oppose the Goodmans' application for a zoning variance for the construction of a second story on their accessory garage with a finished height of twenty (20) feet, which would contain a fully equipped two-bedroom apartment. I have read and fully endorse ANC 2E's unanimous Resolution in Opposition to the Goodmans' application dated June 13, 2001 to the BZA. Specifically, I do not believe that the Goodmans' property at 3254 O Street, NW is unique in our neighborhood in any way. If the Board were to grant the Goodmans a variance it would establish a precedent that would encourage other property owners to construct similar freestanding residential units on Georgetown's historic alleyways and in other R3 areas in the City, such as Dupont Circle and Capitol Hill. As a property owner in Georgetown, I am concerned about anything that will unnecessarily contribute to residential density and the problems that accompany such density.

I urge the Board to DENY Application 16696.

BZA
Case No. 16696
Exhibit No. 49

Respectfully Submitted,
Robert Laycock
Name: Robert Laycock
Address: 3258 O St. NW
Wash. DC 20007

Cc: Councilman Jack Evans

ADDITIONAL COMMENTS

① As the Goodman's next door neighbor I oppose this variance on the grounds that if built the structure would have a negative impact on the view & light in our back garden.

② As a Georgetown resident I oppose the variance on the grounds that it will set precedent that will negatively

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.49

affect Georgetown's alleys;

(3.) I can attest to the fact that the Goodman's basement is hardly "uninhabitable" rather it is a space which Mrs. Goodman has proudly shown to many neighbors. It has two fully furnished rooms, a full bath and windows overlooking the garden.