THE CITIZENS
ASSOCIATION
OF GEORGETOWN

BY FAX: 727-6072

July 12, 2001

Ms. Sheila Cross Reid, Chair
Board of Zoning Adjustment
441 fourth Street N.W.
Washington, D. C. 20001

Madam Chair:

Re: BZA Application 16696 – 2354 O Street N.W.

The Citizens Association of Georgetown has strong opposition to the granting of the variance for construction of a second story to an existing accessory garage for a two-bedroom apartment at the above-captioned site.

Granting the height and use variances would harm the public good and the zone plan by allowing the establishment of a second residence on the lot in an R-3 zone. The integrity of single-family housing in R-3 is critical to maintenance of the zoning plan and map. The adjacent property owners, to our knowledge, have expressed their concerns about the harm to their appreciation of light and air, visual sightlines, and privacy, as well as their property values, of the proposed oversized residential addition.

The existing residential density in Georgetown's residential communities already taxes parking, traffic, municipal services, and the other aspects of quality of life. Establishing a precedent for second residential units on the lots in the R-3 single family zone would have deeply harmful further effects in the residential community and would undermine the Comprehensive Plan's goal of strengthening residential and historic neighborhoods. It would be tantamount to rezoning the property to R-4, an inappropriate and damaging change that is beyond the authority of the Board.

Moreover, the applicant has failed to meet his burden of establishing practical difficulty of complying with the existing zoning regulations, or the hardship necessary for a use variance.

The Citizens Association of Georgetown asks the Board to deny Application 16696 and maintain the integrity of the zoning plan and map for our community.

Sincerely,

Raymond J. Kukulski / jz

Raymond J. Kukulski
President

BZA
Case No. 16696
Exhibit No. 54

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Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.54