COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

July 2, 2001

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

Re: Application 16696

Members of the Board of Zoning:

I have reviewed the documentation in the referenced case and endorse Advisory Neighborhood Commission (ANC) 2E's unanimous resolution opposing the application for a variance at 3254 O Street. As you can see from the enclosed signatures, letter from the Georgetown Citizen's Association and ANC 2E's resolution, increased residential density in Georgetown and all the problems associated with it are of serious concern to many residents.

In consideration of the foregoing, I respectfully request the Members of the Board of Zoning Adjustment support the community and its organization's opposition to this variance.

Thank you for giving this issue you attention and consideration.

Sincerely,

Jack Evans
Council Member, Ward 2

cc: Michael D. Johnson Zoning Administrator
Maxine Brown Roberts Office of Planning

BZA
Case No. 16696
Exhibit No. 56

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.56

237-6507

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Foxhall-MacArthur, Georgetown and Hillandale
3265 S Street, NW • Washington, DC 20007
(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

June 13, 2001

Board of Zoning Adjustment
Suite 210
441 Fourth Street, NW
Washington, DC 20001

RE: Application #16696, 3254 O Street

Dear Members of the Board:

At its June 5, 2001 regular scheduled meeting, which was duly noticed and attended by seven of the eight commissioners, ANC 2E unanimously passed the following resolution:

Whereas, ANC 2E has thoroughly reviewed the above-referenced application; and
Whereas, ANC 2E greatly values the historic and aesthetic qualities of the alleyway located directly adjacent to proposed project; and
Whereas, ANC 2E is concerned about the potentially negative impact on the community of conversion of alley buildings to residential uses; and
Whereas, ANC 2E appreciates the cooperation of the applicant with the commission and the Office of Planning; but
Whereas, ANC 2E recognizes the concerns voiced by a number of the surrounding neighbors, by means of a petition and through written communications;

Therefore, after consideration of these concerns and for the specific reasons enumerated below, ANC 2E is **opposed** to the above-referenced application.

Specific reasons for opposition include:

(1) ANC 2E is principally concerned that a special variance would establish a precedent that would encourage other residents of Georgetown's historic alleyways to construct freestanding residential units. ANC 2E feels such a precedent would be detrimental toward the historic and residential nature of the Georgetown community.

(2) **Three Prong Test:** ANC 2E maintains that the application has not met the burden of proof in establishing the "Three Prong Test" under 11 DCMR 3103.2. This code provides that the applicant must prove: (A) the uniqueness of the property, (B) the practical difficulties that the current Zoning Regulations would impose, and (C) that the variance can be granted without substantial detriment to the public good and the zone plan.

COMMISSIONERS:

Scott Polk, District 1 Len Levine, District 2 Peter Pulsifer, District 3 Justin Kopa, District 4
Justin Wagner, District 5 Bill Starrels, District 6 Tom Birch, District 7 Mark Ryan, District 8

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

Re: Request for Appearance and Representation and to Participate as a Party in Opposition Before the Board in re Application of Craig and Ann Goodman, Application Number 16696, Application for A Variance.

Ladies and Gentleman:

We the undersigned are the five contiguous property owners to Ann and Craig Goodman. We would be directly affected by the proposed second story to the Goodmans' accessory garage for the purpose of a two bedroom apartment. We oppose the Goodmans' application for a variance for the variety of reasons set forth in our individual letters to the BZA. We fully support the ANC 2E's unanimous objection to the granting of this variance for the general public policy reasons outlined in the ANC's resolution of June 5, 2001.

We request party status before the Board of Zoning Adjustment in regard to this application to advise the BZA as to the individual impact such a structure would have on our particular properties which abut the Goodmans' property. If granted party status, we are willing to consolidate our testimonies before the BZA through one individual spokesperson or legal counsel who will speak on behalf of all of us. To date, we have not decided whether to retain legal counsel in this matter. We respectfully request the right to name legal counsel as the neighborhood's representative prior to the July 17, 2001 scheduled hearing on this application.

Respectfully Submitted,

Dr. Mary R. Carter, 1317 33rd St., NW
Mrs. Mary G. Sella, 1319 33rd St., NW
Dr. Madison Powers, 1321 33rd Street, NW
Mrs. Bea Van Roijan, 1323 33rd Street, NW
Mr. Thomas Vogt, 1352 O Street, NW
Mr. Robert Laycock, 1352 O Street, NW

Petition

We the undersignedoppose the application of the Goodmans, 3254 O Street NW, to construct a self sustaining unit(s) and/or rental unit(s) ~~above~~ where their existing garage is. We believe this would establish a dangerous precedent on the alley, a pedestrian walkway and auto through way, where historically no self sustaining unit has been permitted.

1 [illegible] 1321-33rd St NW
2 Beatrice Van Tuyn 1327 33rd St NW
3 Harry A. Carter 1317 33rd St NW
4 Ruth D. Dyer 3282 N St, N.W.
5 Edith L. Terra 3263 N St N.W
6 Annette Annechud 0235 33rd St NW
7 Julia A. Lamm 1321-33rd St. NW, Apt. 2
8 Ryan C. Mitchell 1301-33rd St NW
9 Carrie M. Queenan 3257 N Street NW
10 Jere T. Queenan 3257 N Street NW.
11 Sandra Pauley 1236 33rd St. N.W. (non ANC)
12 Ryan Pauley 1236 33rd St, N.W. (non ANC)
13 Sarah B Pauley 1236 33rd St NW
14 Rachel Pauley 1236 33rd St NW
15 OWNER: [illegible] 1316 Potomac St, NW.

16 Franz H. Oppenheimer 3248 "O" Street N.W.

17 Margaret F. Oppenheimer 3248 O St NW

18 [signature] 3301 N ST NW

19 Lynne Williams 3301 N St NW

20 [signature] 3306 O ST

21 Thomas L. [signature] 3258 O St. NW

22 Robert Hancock 3058 O St. NW

23 Peggy Gesell (mrs g.a.), 3304 N St.

24 Rosalie G. Norman 3301 N Street (home)

25 Paul N. Norman 3301 N Street (home)

26 [signature] 3341 Prospect St.

27 Lee Edwards 2905 P St.

28 CORAL N. D'Monte, 2800 Wisconsin Av-NW, 20007

29 Deborah Lesko Baker 1301 33rd Street #5

30 Peter N Baker 1301 33rd Street #5

31 [signature] 3302 N ST NW 20007

32 Laurie [signature] 1301 33rd St NW 20007

33 [signature] 1301 33rd St NW 20007

34 Lucy Martin 3300 "O" St. N.W.

35 Edith Gould Martin 3300 "O" St N.W. 20007

36. Jane Wilson 3314 O St oppose
37. Tom Wilson " " oppose
38. Tom MORRIS 1319 33rd oppose
39. [illegible] 1319 33rd oppose
40. [illegible] 3304 O St. Oppose
41. Ida Barr 3301 O St oppose
42. [illegible] 3313 O St. oppose
43. [illegible] 3321 O St. oppose
44. [illegible] 3328 O St oppose
45. [illegible] 1401 33rd Street Oppose
46. Rev. Graham 3238 O St. NW "
47. Anne dilosset JOHNSTON #4 1313 Potomac St oppose.
48. [illegible] 3256 Prospect St. oppose.
49. T[illegible] Ross 3259 O St - oppose
50. [illegible] 3[illegible] O oppose