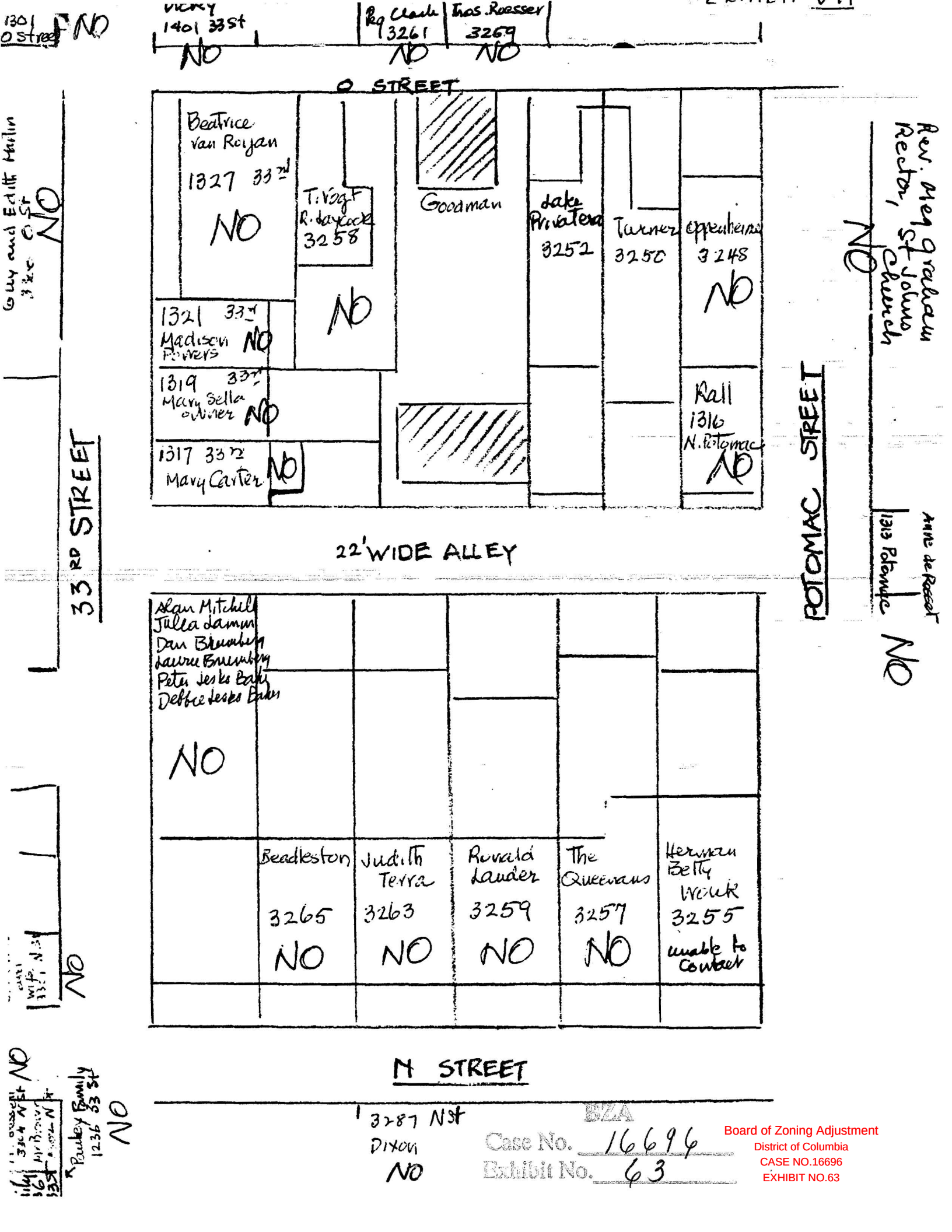


BZA
Case No. 16696
Exhibit No. 63

Board of Zoning Adjustment
District of Columbia
CASE NO.16696
EXHIBIT NO.63

Second Petition
in response to one Goodman drawing

We, the undersigned, have seen the letter and one drawing of the modified plan circulated by Ann and Craig Goodman, 3254 O Street NW (BZA File16696) on 25 April 2001. We continue to strenuously oppose the application for a variance. We believe their property is not unique: not exceptional though detached. We hold the proposed building would seriously deminish light and air circulation to adjacent properties, therefore granting a variance would be harmful to the public good. In addition, we question the need for exterior metal stairs that face neighbors' properties.

We respectfully request ANC and BZA Boards to deny this variance.

	NAME	ADDRESS	TELEPHONE
1.	Madelin Penn	1321-33rd St NW	202.338.6278
2.	Beatrice Fran Rose	1327 33rd St NW	202 333 2570
3.	Margit Carter	1317 33rd St NW	202-965-1621
4.	Mary Sella (owner 1319 33rd St NW)		202 333-5391
5.	Debra L Turra	3263 N St NW	202-337-3263
6.	Thomas L Vogt	3258 O St NW	202-333-4629
7.	Robert Laycock	3258 O St NW	202-333-4618
8.	Mrs Ronald Lauder	3259 N St NW	telephone authorization
9.	Jackie Pletch	3304 O St NW	202-337-6767
10.	Charlotte Beadleston	3265 N St NW	202 944 9849

	NAME	ADDRESS	TELEPHONE
11.	Carrie M. Queenan	3257 N ST NW	202-333-1375
12.	John J. Queenan	3257 N ST NW	202-333-1375
13.	Allan C. Mitchell	1301-33rd St, NW	202-625-6044
14.	Julia A. Lemmon	1307-33rd St., NW	202-625-6045
15.	Peter Duff	3332 N St, NW	
16.	Jane A. Pauley	1236 33rd St, N.W.	202-337-13[illegible]1300
17.	Ryan A Pauley	1236 33rd St, N.W.	202 333-7130
18.	Rachel S Pauley	1236 33rd St., N.W.	202-333-7130
19.	Sarah B Pauley	1236 33rd St NW	"
20.			
21.			
22.			
23.			
24.	Amy Munger	1319 33rd St. NW	202 337 2618 renter
25.	[illegible]	1319 33rd St NW	202 337 2618 renter

Craig and Ann Goodman
3254 O Street, NW
Washington, DC 20007
(202) 333-3288 (day) (202) 333 -0311 (evening)

April 25, 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.

? part of file

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,

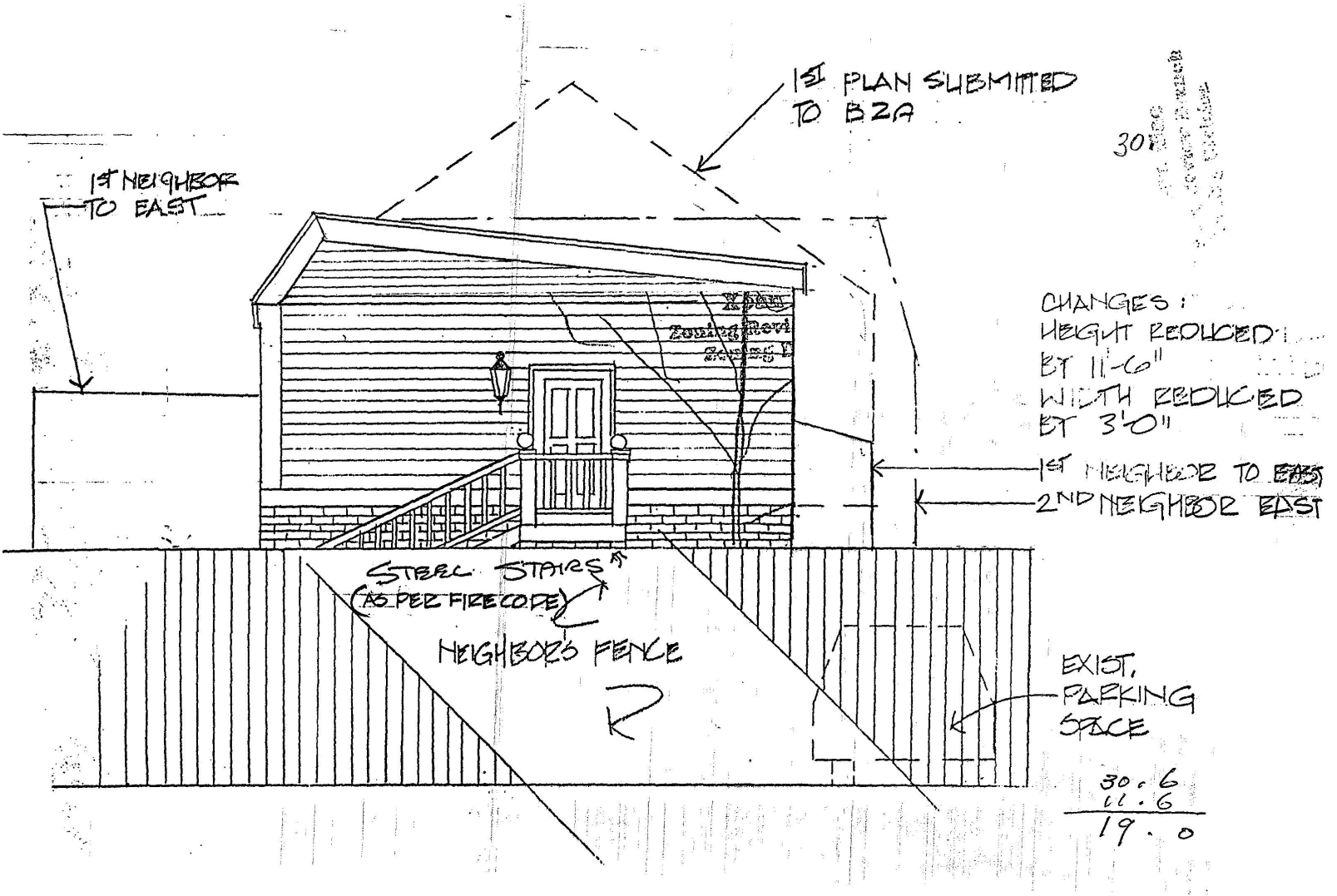
/s/ Ann Goodman

Craig and Ann Goodman

[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.

MODIFIED ELEVATION

as of April 25, 2001



First

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 Horn 1327-33rd St NW
3. Harry L Carter 1317 33rd St NW
4. Ruth Dyer 3282 N St, N.W.
5. Judith Terra 3263 N St N.W
6. Annette Annechild 0235 33rd St NW
7. Julia A. Lamm 1301-33rd St. NW, Apt. 2
8. Alan C. Mitchell 1301-33rd St NW
9. Carrie M. Queeran 3257 N Street NW
10. Dewey J. Queeran 3257 N street NW.

Former ANC
11. Carolyn Pauley 1236 33rd St, N.W.

Former ANC
12. Ryan Pauley 1236 33rd St, N.W.

13. Sarah B Pauley 1236 33rd St NW
14. Rachel Pauley 1236 33rd St NW

15 OWNER: C. L. M. Rall 1316 Potomac St, NW.

16. Franz H. Oppenheimer 3248 "O" Street N.W.
17. Margaret F. Oppenheimer 3248 O St NW
18. [illegible] 3301 N ST NW
19. Lynne Williams 3301 N St. NW
20. [illegible] 3306 O ST
21. Thomas L. Vogt 3258 O St. NW
22. [illegible] 3258 O St. NW
23. Peggy Cgesell (mrs g a), 3304 N St.
24 Rosalie G. Naman 3301 N Street (former)
25 Paul N. Naman 3301 N Street (former)
26. [illegible] 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 W Baker 1301 33rd Street #5
31. [illegible] 3302 N ST NW 20007
32. Laura [illegible] 1301 33rd St NW 20007
33. [illegible] 1301 33rd St NW 20007
34. Lucy Martin 3300 "O" St. N.W.
35. Edith Gould Martin 3300 "O" St N.W. 20007