Dr. Mary R. Carter
1317 33rd Street NW
Washington, DC 20007
4 September 2001

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

BZA
Case No. 16696
Exhibit No. 76

Dear Members of the Board of Zoning Adjustment:

I have read the submission of Mr. Craig Goodman of 3254 O Street NW relative to his Application No. 16696 for a zoning variance. Letter was submitted to the Board 22August 2001. I respond with mounting dismay, anger, even outrage. His densly packed submission, heavily larded with legalese does not, in my opinion, hide the same tired arguments he has employed for months, albeit with a few added "expert" opinions.

I speak for myself and for Mrs. Mary D. Sella, owner of 1319 33rd Street NW, who granted me limited power of attorney to speak and act for her as she is out of the country until December. This document was submitted to file number 16696. Goodmans' proposed 20', two bedroom, fully equipped apartment, so close to our back yards would seriously impact our light, air and privacy as previously stated. Mr. Goodman errs when he states that his addition would be 28 feet from my home. This is not true. Mr. Goodman ignores my deck, which I use six months of the yearin my retirement home, and which is a mere 15 feet from my fence.

Mr. Goodman frequently refers to my first petition, submitted to file 16696, but does not quote it accurately. It said: We the undersigned oppose the application of the Goodmans, 3254 O Street NW, to construct a self-sustaining unit(s) and/or rental unit(s) where their existing garage is. We believe this would establish a dangerous precedent in the alley, a pedestrian walkway and auto throughway

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where historically no self-sustaining unit has been permitted." Mr Goodman ignores my second petition, also submitted to file 16696, containing the signatures of 21 nearby neighbors (mostly homeowners). This petition states:"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 File 16696) 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 would face neighbors' properties."In addition, Mr. Goodman ignores numerous letters of nearby neighbors submitted to the file. It should be noted that many opposing neighbors appeared in a body for mutual support of eachother at both the ANC and BZA meetings. Unfortunately, the Goodmans were not able to produce any of the neighbors who "do not oppose" their plans.

In closing, let me state that I am outraged at what Mr. Goodman has inferred:that Mr. Thomas Vogt, Dr. Alan Mitchell, and I have "dirty hands". I suggest that this is a classic case of projection. Rather, it is Mr. Goodman who has acted secretively and unethically in many instances by "toying" with the truth. The neighbors and I have been attentive and vigilant in monitoring all Mr. Goodman's submissions and have alerted opposing parties to the thin veil which often has cloaked misstatements, misrepresentations and altered truths in his submissions. We have kept the strong feeling of contentiousness out of the public hearings. But opposition to the Goodman's plans is stronger than ever because of the tactics they have employed.

Lastly, I stress that Mary D. Sella and I are senior citizens on limited incomes who continue to contest Mr. and Mrs. Goodman's request for a variance to construct a 20 foot, two bedroom, fully equipped self-sustaining apartment. The BZA judgement in this matter is being watched by several homeowners in this neighborhood who are in the process of also applying for a variance to build self-sustaining units.

Sincerely, Mary R. Carter

Mary Carter on her deck, showing proximity to the Goodman wall.



= Sept 2001

To whom it may concern:

I certify that the attached document was faxed to ANC 2E and to Applicant Craig Goodman (BZA file 16696)

Mary K Carter