GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Foxhall-MacArthur, Georgetown and Hillandale

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September 8, 2001

Sheila Cross Reid, Chair
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: BZA Application No. 16696
Goodman Residence, 3254 O Street, NW

Dear Madame Chairman and Members of the Board:

This letter is in response to the applicant's filing of August 22, 2001 regarding the above-referenced application. That filing appears to misrepresent both the nature of the ANC position and its foundation in fact and law. As previously noted, ANC 2E voted unanimously at the Commission's regular public meeting of June 5, 2001 to oppose the application. The following points are intended to clarify the ANC position in the context of arguments contained in the applicant's recent filing.

1. While recognizing "a certain degree of uniqueness" in the property, ANC 2E does *not* agree that this uniqueness imposes a hardship that is sufficient to merit the granting of this application. This historic property has been occupied for over a century and has met the needs of its occupants during that time. The requested variances is not required in order to use the property according to its historic use or in a similar manner to neighboring properties.
2. The ANC 2E position is that granting this application would result in a substantial detriment to the public good:
   - Approval would establish a dangerous precedent that would encourage other residents of Georgetown's historic alleyways to construct freestanding residential units. In the vicinity of the applicant's property, there are several properties that might be converted in this way.
   - In a high-density historic neighborhood such as Georgetown, any request to increase scale and massing should be considered very carefully. The applicant asserts that the project would comply with certain zoning regulations; however, this in no way guarantees the lack of impact on the neighbors and on the community at large. ANC 2E contends that there would be significant harm to the sight lines and air circulation of the neighbors.
3. The applicant incorrectly stated that the ANC "...acknowledged that this variance would create no density-related impacts on parking, light, public services, etc."—in fact, the ANC position states only that parking and "sunlight to surrounding neighbors" are not grounds for

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District of Columbia
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objection. The applicant further misrepresents the ANC position by attributing to the ANC certain reasons for the lack of concern about parking and sunlight (that the property is "unique", "three times less dense", and "an anomalous R-1 sized lot")—the ANC position does not mention these reasons, which may or may not be accurate statements about the property.

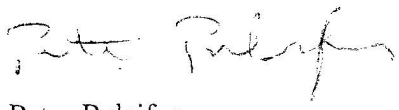
4. Contrary to the applicant's assertion, ANC 2E has taken no position about whether the proposal is or is not consistent with the Zoning Plan and Map.

5. Contrary to the applicant's statements, the ANC's position was not based on any misrepresentation by project opponents. Prior to discussion at the June ANC 2E public meeting, the Commission made a site visit and Commissioners met more than once with the applicants and opponents. ANC 2E's position was made with full cognizance of the nature of the project and the opinions of affected neighbors.

I hope these remarks will be useful in clarifying the ANC 2E position, which remains unchanged from that transmitted to the Board in June. In brief, ANC 2E opposes this application. We ask the Board to accord our position the "great weight" to which it is entitled by law.

Thank you.

Sincerely,



Peter Pulsifer
Chair

cc: Craig Goodman
Dr. Mary Carter, 1317 33rd St, NW
Mrs. Mary Sella, 1319 33rd St, NW