Seth Blumberg

To: Jerrily R. Kress
From: Seth Blumberg – 1045 31'st Street, N.W., Washington, D.C., 20007
Re: Application # 16702 – Millenium's Old Incinerator Site

I appreciate your consideration of my thoughts contained in this memo regarding the Millenium Group's application to increase their building height above the code maximum height.

First and most importantly, many owners on 31'st Street, like me, relied upon the code's height limitation when they purchased their home. My condominium is just up the hill from the Millenium project -- 1045 31'st Street. Everyone that was thorough in their purchase in my building or on our street knew that eventually there would be a building built on that site; but every neighbor relied on the building height restriction to safeguard the value of their purchase.

I have owned a condominium at 1045 31'st Street since the mid eighties. I was on our Wadsworth House Condominium Association for several years and I served as the head Architectural Issues. Like others in my building, my view of the river and the Virginia riverside trees will be blocked if the height is raised on the new building being constructed at the Old Incinerator site. This will cause us great damage to our property values.

There are many people who will be damaged by unequal treatment if Millenium is given a variance. If there is to be equality in the application of the code, then I should be allowed to build another floor above my top corner unit as well. Otherwise, I am being penalized so that Millenium can make more profit. Every building on 31'st Street that has been built was not allowed to build higher than the code allows -- that prevented all those other developers from making more money. It may well lead to many lawsuits if Millenium is given the right to build higher than the code because the main reason for the requested change is so that Millenium can make more money at others expense. Any property owner or developer can make that argument for any site. Clearly we were penalized with higher condominium fees because we were not given the same advantages as Millenium by having more units built in our building to share the costs. Why was every building in Georgetown prejudiced if Millenium is to be given extra advantages? Please consider paying me the value I lose (due to the loss of my river view) if you hand over my view rights to the Millenium Group.

Historically, Georgetown's zoning code has faithfully preserved the historic, quaint architecture that is crucial to Georgetown's identity. The single most important part of that task has been accomplished by the fact that the buildings have never been allowed to be built so that they are too tall. Specifically, the zoning code allows for a maximum height of new buildings that does not block out the sun and does not overshadow the old townhomes. If Millenium is given this advantage this will create a very bad precedent. Every new project in Georgetown will expect the same change in the zoning code.

BZA
Case No. 16702
Exhibit No. 61

D.C. OFFICE OF PLANNING
2001 APR 26 AM 9:29

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.61

This proposed change on the Millenium site would overshadow the whole block and block out the sun.

Thanks for your consideration of my thoughts regarding Millenium's proposed reduction of the value of my home.

Seth Blumberg