Original

Testimony of

John W. Goodrich-Mahoney
3242 Q Street, NW
Washington, DC 2007

In the Matter of Application No. 17162
Mr. Jim and Mrs. Mary Bennett
1557 33rd Street, NW
Washington, DC 20007

May 25, 2004

Government of the District of Columbia
Board of Zoning Adjustment
Suite 210
441 4th Street, NW
Washington, DC 20001

Dear Board Members:

I am Mr. John Goodrich-Mahoney, and my wife and I live at 3242 Q Street, NW, Washington, DC. We are one of the most adversely affected neighbors for this proposed project and requested special exceptions, as we are an abutting neighbor. The dilapidated shed is on our property line in the southwestern corner of our property (see map and picture enclosed).

We are opposed to a renovation of the shed, which would change its zoning designation from an accessory structure to the main residence on the property to some other designation. We are also opposed to an increase in the area of the footprint of the shed (Section 403), and any increase in elevation above 15 feet from the highest point on the shed (Section 2500.4). Such changes would have a substantially adverse affect on the use and enjoyment of our property (Section 223.2).

We purchased our property in 1984, and since that time we have enjoyed and relied on the designation of the shed as an accessory structure to the main residence on the property. One of the attributes that attracted us to our property was this designation and the yard. We enjoy a large lot, which is approximately 110 feet long, and at approximately 57 feet back it becomes a double lot (approximately forty-foot wide), as it goes behind our neighbor's lot to the west at 3244 Q Street, NW. It is this portion of our lot that abuts Mr. and Mrs. Bennett's property.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17162
EXHIBIT NO. 27

#27

We live only two properties from the intersection of Q Street and Wisconsin Avenue. The lot at the corner of Q Street and Wisconsin Avenue is a gas station and the next lot is residential. Our yard, and especially the back portion of the yard, is an oasis from urban noise and pollution, as it is separated from other residential properties on all sides. Renovation of the shed to allow habitation would adversely affect us, as previously stated.

We learned of the proposed project when we received the March 18, 2004 letter from the Board of Zoning Adjustment. Since that time, I have given testimony opposing the design, and use as dictated by design, before the Commission of Fine Arts, Old Georgetown Board on April 1, 2004. I have enclosed the Commission's recommendations from that meeting. I attended the Advisory Neighbor Commission-2E's meeting on May 4, 2004 and gave similar testimony. The Commission voted unanimously not to approve the project. I have also enclosed the Commission's motion.

At the ANC-2E meeting, I met with Mr. Bennett for the first time before and after the meeting. Since that time, we have met twice at his home to discuss the proposed project. I can state that we have come a long way from the first meeting; however, we do not, as yet, have full agreement on the proposed project. We have agreed that the proposal to have a wine cellar on the first level of the shed is acceptable, as it constitutes only occasional use for storing and retrieving wine. My wife and I continue to have very serious concerns over the proposed use of the second level, which incorporates a full bath, library, and fireplace, as this proposed use constitutes habitation, which is not consistent with the shed being an accessory structure. We additionally are concerned that this type of use may result in possible rental of the property in the future, if the Board approves an exception for this use.

We seek guidance from the Board as to what use on the second level would maintain the shed as an accessory structure for occasional use to the main residence on the property. We hope the Board agrees with us that the use of the first level, as a wine cellar, is acceptable under the current zoning designation for the shed and will not require a zoning exception.

This concludes my testimony, and thank you for this opportunity.

Sincerely,

John W. Goodrich-Mahoney

John W. Goodrich-Mahoney

Enclosures

Old Georgetown Board 4/15/04

O.G. 04-125 HPA 04-209	3422 N Street, NW Nancy McKeon Residence	One-story rear additi design - Permit

RECOMMENDATION: No objection to issuance of permit for proposed revisions to ap design for one-story rear addition, which eliminate previously proposed bay window previous case O.G. 03-257.) Note is made that permit application is pending final z review. Any modifications to the approved design as a result of further review in the process must be submitted to the Commission for approval.

Number	Address and Owner	Project
O.G. 04-126 HPA 04-210	1520 26th Street, NW Jennifer Ainslie Residence	Rear addition at seco alterations - Concept

RECOMMENDATION: No objection to concept design for rear addition at second floo alterations to rear wing as shown in supplemental drawings received and dated 22 I File new submission of working drawings, including dimensions and details, with pe application for review by the Commission when ready.

Number	Address and Owner	Project
O.G. 04-127 HPA 04-211	1557 33rd Street, NW Jim and Mary Bennett Residence	Alterations to front d house connector and to rear - revised desi Concept

RECOMMENDATION: Recommend **AGAINST** proposed revisions to approved concep design See previous Recommendation (O.G. 04-18). Recommend further study of concept design retains original footprint and placement of second floor of existing structure, to kee P upper floor as low as possible. Proposed trellis, connector, chimney, side addition and increas in height were NOT approved. File new concept submission, with photographs for alteration to the front, for review by the Commission when ready. Note is made that project, as proposed will need zoning variances which should be resolved prior to submission of permit application for review.

Number	Address and Owner	Project
O.G. 04-128 HPA 04-212	3257 O Street, NW Edward and Nancy Kriz Residence	Revised design for sv existing - Permit

RECOMMENDATION: No objection to issuance of permit for revision to approved des wood gate to swing as erected. See previous Recommendation (O.G. 03-76) Comm regrets that gate was installed prior to the review of revisions to the design. Note is existing access easement between neighbors is beyond the purview of the Commiss review.

Number	Address and Owner	Project
O.G. 04-129 HPA 04-213	3110 M Street, NW Kiehl's since 1851 Canal Square	Pin-mounted sign, pr sign and light fixture:

RECOMMENDATION: No objection to issuance of permit for proposed sign of brushe steel pin-mounted letters reading " Kiehl's since 1851" and three gooseneck light fi shown in supplemental drawings received and dated 22 March 2004. Proposed proj was NOT approved and has been deleted from this application. See case O.G. 04-1 storefront. Note is made that permit application is pending final zoning review. Any

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

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

May 11, 2004

Mr. Jeffery Griffiths, Chair
Board of Zoning Adjustment
Suite 210
441 Fourth Street, NW
Washington, DC 20001

RE: Application No. 17162, Bennett residence, 1557 33rd St.

Dear Mr. Chairman and Members of the Board:

On May 4, 2004, ANC 2E held its regularly scheduled public meeting which was properly noticed and attended by all seven commissioners, constituting a quorum. At the meeting the Commission passed the following motion concerning the above-referenced item. The vote for the motion was unanimous:

> ANC 2E 's review of the project at 1557 33rd Street, and the application for a special exception causes us to advise the Board of Zoning Adjustment to be aware that there continues to be concerns raised by an abutting neighbor having to do with the purposes of which the special exception is requested. We appreciate the refurbishment of the structure and encourage the project's completion.

We remind the Board of Zoning Adjustment that it is our understanding from the applicant only one special exception is being requested at your May 19, 2004 hearing as the plans for the project have reverted back to the original ones submitted to the Old Georgetown Board for their November 6, 2003 meeting. The requested exception is under Section 223, not meeting the lot occupancy requirements (section 403). The other requested exceptions on the application have been dropped.

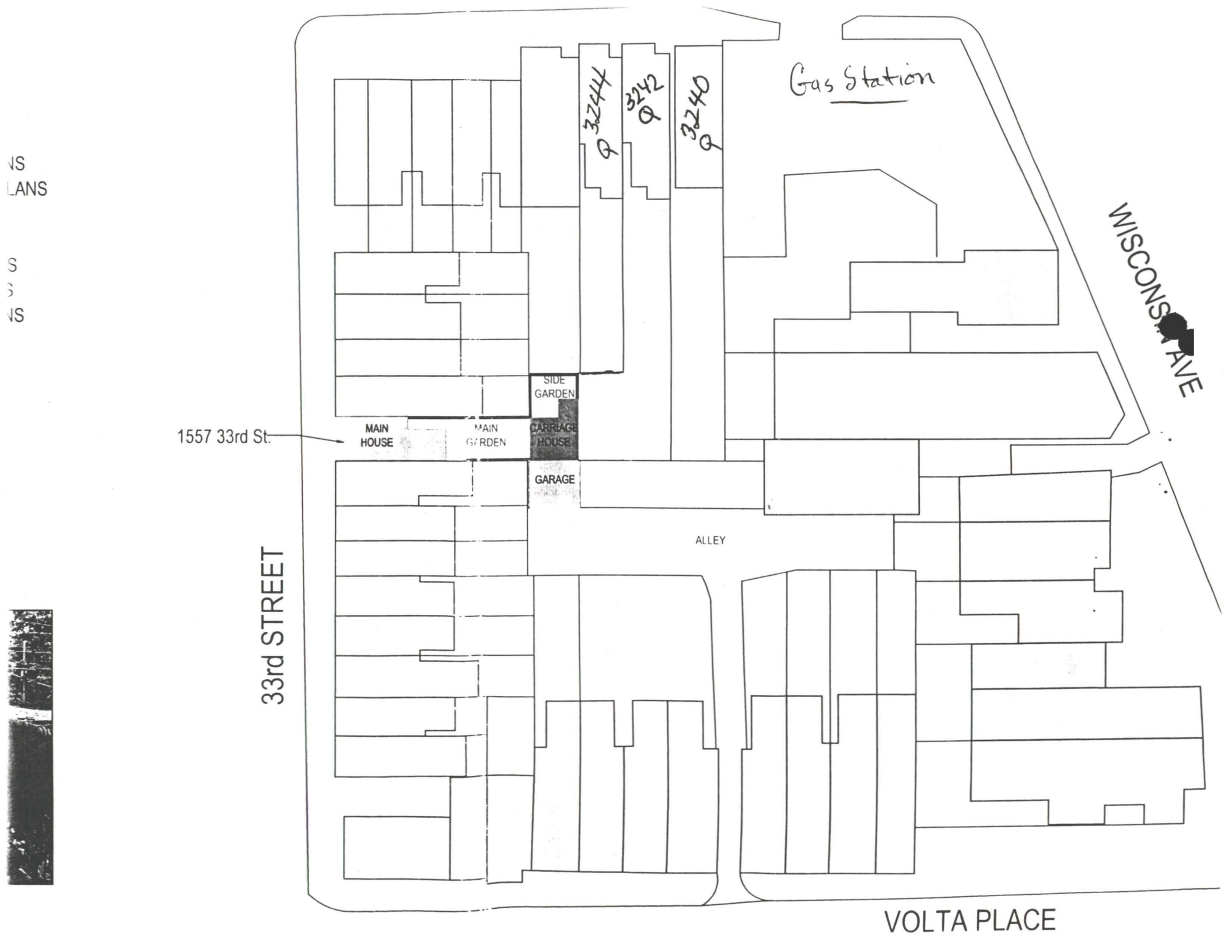
Sincerely,

Tom Birch

Tom Birch
Chair, ANC 2E

COMMISSIONERS:

Len Levine, District 1 John Lever, District 2 Bill Skelsey, District 3 Mike Glick, District 4
Bill Starrels, District 5 Tom Birch, District 6 Mark Ryan, District 7


Gas Station
3244
3242
3240
WISCONSIN AVE
SIDE GARDEN
1557 33rd St.
MAIN HOUSE
MAIN GARDEN
CARRIAGE HOUSE
GARAGE
ALLEY
33rd STREET
VOLTA PLACE



FAX/TELECOPY

DATE:	May 20, 2004	**NUMBER OF PAGES**: 7 **(including cover)**
:SUBJECT:	**Case No. 17162**	

TO	**COMPANY**	**FAX NUMBER**
Ms. Jerrily R. Kress, FAIA Director Board of Zoning Adjustment	Government of District of Columbia Board of Zoning Adjustment	202-727-6072

MESSAGE:

Dear Ms. Kress:

Following is my testimony in the above case.

If you need to contact me concerning my testimony, I can be reached at my office at 202-293-7516

Thank you,

John W. Goodrich-Mahoney

John W. Goodrich-Mahoney