BY URGENT FACSIMILE

September 14, 2004

For: Mr. Geoffrey Griffis
FAX: (202) 727-6072

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, NW Suite 210 South
Washington, DC 20001

RE: Case No. 17204 - Opposition to Application

Dear. Mr. Griffis:

As the resident owner of a house in the Foggy Bottom Overlay District (FBOD), I am strongly opposed to the granting of multiple extraordinary zoning variances to allow the construction of a large four-story (three stories over a garage) addition that would occupy the entire rear of the lot of the house located at 2512 Street NW within the FBOD. When the Zoning Commission instituted the FBOD, one of its express purposes was " *to protect the integrity of the historic district, its small scale, and open spaces;"* and "*preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratio inappropriate to the area.*" Clearly, the proposed construction is of the type the Zoning Commission aimed to preclude. Section 1523.1 of DCMR Title 11, Foggy Bottom Overlay District, leaves no question that this type of disproportionate expansion is proscribed within the FBOD:
"*In the FB Overlay District, buildings constructed on or before April 17, 1992, and existing legitimate uses within the buildings shall be deemed conforming, except that no addition, replacement, or expansion of the building or change in use (except to a more conforming residential use other than a dormitory) shall be permitted unless in conformance with the requirements of the underlying R-3 District."*
I urge you to follow the intent of the Zoning Commission by denying this application.

I would also like to bring to your attention some information in the applicants' submission to the BZA that appears to be distorted or in error. I am deeply concerned that this erroneous information could mislead the Board into approving a project so inappropriate for the FBOD.

1. The applicant's site plan shows neighboring houses as being deeper than they are in actuality. Attachment 1 is a copy of the applicants' "Proposed Site Plan" to which I have added the street addresses of the neighboring properties. This diagram shows the house at 2522 I Street as being the deepest of the houses on that row, almost as deep as the one the applicants propose to build, i.e., 75 feet deep. **Attachment 2**, a photo of the rear of the properties on the south side of the 2500 block of I Street, shows the actual depth of that house and surrounding houses. The house at 2522 I Street is in fact only 50 feet deep (I personally helped its previous owner, Mrs. Alice J. Schultz, to measure it) and, as the photo shows, is less deep than the houses at either 2514 I Street or 2516 I Street. If the variances sought were granted, the house at 2512 I ST NW would be deeper than even those houses. **Attachment 3**, a photo of the rear of the applicants' property, shows this very clearly. The existing garage of the applicants' house projects beyond the rear wall of the house at 2514 and clearly, the four-story addition that would replace it under the applicants' proposal would also project beyond all other houses on that row.

2. The applicants' contention that their lot is extraordinarily small compared to others in the neighborhood is incorrect. Attachment 4, a tabulation of the lot areas of all the row houses on the 2500 block of I Street NW, shows that, in actuality, their lot is larger in area than eight other lots on the block and not much smaller (less than 20%) than several others. Thus there is no extraordinary

BZA
Case No. 17204
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17204
EXHIBIT NO. 35

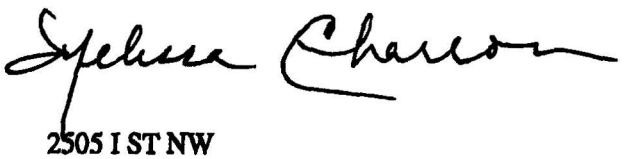
BY URGENT FACSIMILE

circumstance in terms of lot size that would provide a compelling reason for granting such a precedent-setting variance,

3. **The applicants' statement that the 2,800+square-foot house they propose to build would be one of the smallest in the neighborhood is untrue. Attachment 5**, a tabulation of the rough construction areas of all houses on the 2500 block of I Street NW, shows that all existing houses on the 2500 block of I Street are smaller than their proposed house. The proposed house would also be larger than any house in the 2400 block of I Street and all but a handful of houses in the entire FBOD.

As this application clearly goes against the intent of the Zoning Commission in establishing the FBOD and, there is no compelling reason to grant such extraordinary variances under such ordinary circumstances and, as doing so would have a destabilizing influence on the FBOD, I strongly urge you to deny this application.

Sincerely yours,

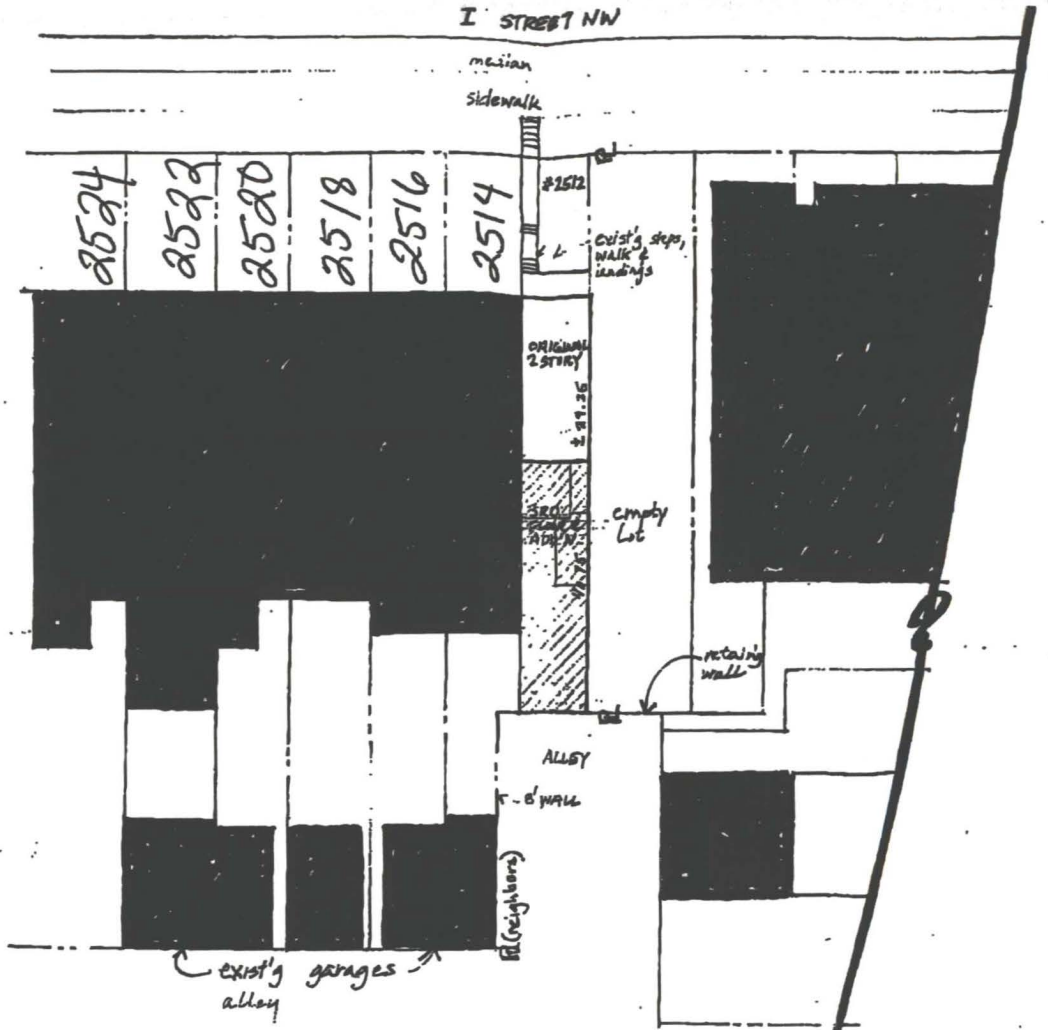


2505 I ST NW
Washington, DC

Attachments:
1, Applicants' Proposed Site Plan
2. View of the south side of the 2500 block of I Street NW from the west (photo)
3. Rear view of 2512 I Street NW (photo)
4. Properties on the 2500 Block of I ST NW ranked by lot area (table)
5. Properties on the 2500 Block of I ST NW ranked by gross construction area (table)

cc.
Ms. Maria Tyler, ANC2A03

003
OED
09/14/2004 14:54 FAX 703 845 6977



PROPOSED SITE PLAN

Build out to rear property line for three floors plus garage level
Third floor set back from front 29'-2 1/2" (original house depth)
% of lot occupancy= 75%
Total Gross Square Footage: 1st & 2nd floor: 1023.75 sf each; third floor: 556.24 sf; garage 273 sf

Clarke Architecture, PLL
1791 Crestwood Drive, NW
Washington, D.C. 20011
202-722-6552

Donnell Residence
2512 Eye Street NW
Washington, DC 20037

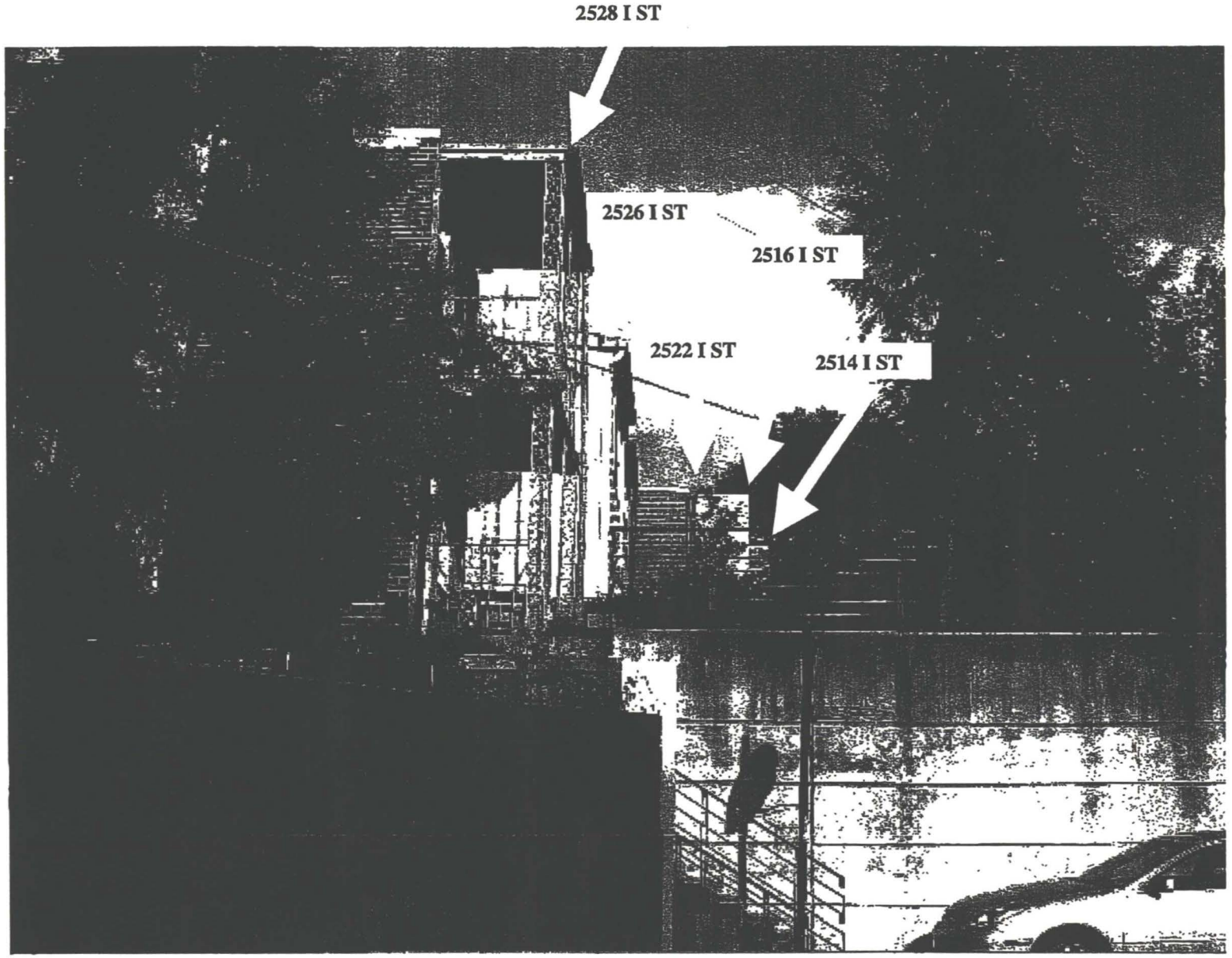
Sheet 1

Date 5/4/04
5/6/04

attachment 1

004
09/14/2004 14:54 FAX 703 845 6977 OED

View of the south side of the 2500 Block of I Street NW from the west



Attachment 2

09/14/2004 14:55 FAX 703 845 6977 OED 005

Rear view of 2512 I Street NW



Attachment 2

Properties on the 2500 Block of I ST NW ranked by lot area

Address	Lot Area (sq ft)
2532 I ST NW	975
2502 I ST NW	1090
2513 I ST NW	1,120
2529 I ST NW	1,140
2531 I ST NW	1,140
2530 I ST NW	1,215
2506 I ST NW	1,350
2504 I ST NW	1,362
2512 I ST NW	**1,363**
2527 I ST NW	1,503
2525 I ST NW	1,582
2509 I ST NW	1,598
2511 I ST NW	1,598
2523 I ST NW	1,617
2528 I ST NW	1,633
2524 I ST NW	1,635
2526 I ST NW	1,635
2508 I ST NW	1,688
2514 I ST NW	1,768
2510 I ST NW	1,800
2503 I ST NW	1,815
2505 I ST NW	1,815
2507 I ST NW	1,815
2517 I ST NW	1,856
2516 I ST NW	1,959
2518 I ST NW	1,959
2515 I ST NW	2,124
2520 I ST NW	2,351
2522 I ST NW	2,517

Source:
2004 Assessment Roll Search as of 09/01/2004
http://cfo.dc.gov/otr/cwp/view,a,1330,q,594366,otrNav_gid,1679,otrNav,|33280|33288|.asp

attachment 4

Properties on the 2500 Block of I ST NW ranked by gross building area

Address	Gross Building Area (sq ft)
2510 I ST NW	0
2532 I ST NW	940
2518 I ST NW	978
2514 I ST NW	1,218
2520 I ST NW	1,220
2528 I ST NW	1,220
2505 I ST NW	1,233
2507 I ST NW	1,233
2530 I ST NW	1,257
2524 I ST NW	1,300
2502 I ST NW	1,366
2513 I ST NW	1,390
2504 I ST NW	1,440
2512 I ST NW	**1,457**
2511 I ST NW	1,600
2522 I ST NW	1,600
2506 I ST NW	1,709
2503 I ST NW	1,714
2526 I ST NW	1,830
2516 I ST NW	2,127
2525 I ST NW	2,187
2527 I ST NW	2,187
2529 I ST NW	2,187
2523 I ST NW	2,229
2509 I ST NW	2,232
2515 I ST NW	2,295
2517 I ST NW	2,295
2508 I ST NW	2,364
2531 I ST NW	2,386

Source:
2004 Assessment Roll Search as of 09/01/2004
http://cfo.dc.gov/otr/cwp/view,a,1330,q,594366,otrNav_gid,1679,otrNav,|33280|33288|.asp

Attachment 5