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June 24, 2005

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

Re: BZA Case No. 17344 (Application of Anne Luzzatto pursuant to 11 DCMR § 3104.1, for a special exception to allow an addition to an existing accessory garage serving a single-family detached dwelling under section 223, not meeting the side yard requirements (section 405), in the R-1-B District at premises 3324 Highland Place, N.W. (Square 2095, Lot 37)

Dear Chairman Griffis and Members of the Board:

I have been in touch with Mr. Lindsley Williams by telephone today and am writing you at his suggestion.

In the application he filed on behalf of himself and his wife Linda Dodd-Major as a party opposed to my application, he noted that one of the diagrams my architect supplied, the "building plat," apparently indicates two parking spaces that either now exist (or would come to exist) on my portion of the condominium, these being at the extreme northeast corner of record lot 37. Mr. Williams noted that the present conditions include just a single, narrow (just 6' 4" wide) driveway leading to the long-standing garage from Highland Place.

While I have not seen the building plat itself, in our phone conversation, Mr. Williams indicated that the same survey diagram also fails to depict an existing fence and its two gates, one for automobiles, the other for pedestrians. Mr. Williams indicated he hoped the driveway would remain in its present configuration and not be widened or changed in any way. I indicated that I had no plans to make any changes to the driveway, fence, or gates or the stand of bamboo to the immediate west of the driveway.

He suggested that I so inform the Board, which this letter is intended to do. He also suggested that I ask my architect, Bruce Preston, to prepare a second "plat" diagram to depict the current driveway, fence, and gates – all of which would remain. I will ask Mr. Preston to provide that to you at the hearing, with copies for Mr. Williams and the Advisory Neighborhood Commission 3C (which is an automatic party to the case).

BZA
Case No. 17344
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
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At the end of our cordial telephone call, Mr. Williams indicated that revised diagrams along these lines would substantially address the **programmatic** issues he and his wife have with the plans that you will consider at your hearing July 5.

Mr. Williams also indicated he continued to feel the application should be heard as a variance case and informed me that the ANC had taken a similar position on this procedural question. I seek an affirmative decision on the improvements we want to make to the property under whatever procedure is correct.

Thank you.

Sincerely,



Anne Luzzatto

cc: Lindsley Williams and Linda Dodd-Major (LWilliams@his.com; ldoddmajor@his.com)
Advisory Neighborhood Commission 3C (Commissioners MacWood (nmacwood@aol.com) and Beckner (bbeckner@fw-law.com))
Office of Planning (Stephen Mordfin (Stephen.Mordfin@dc.gov))
Bruce Preston (Preston1@erols.com)

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