OUTERBRIDGE HORSEY ASSOCIATES, PLLC
1228 1[illegible]st STREET, NW WASHINGTON, DC [illegible]7
TEL. 202.337.7334 FAX. 202.337.7331

TO: Board of Zoning Adjustment

PROJECT: Stettinius House
3051 Avon Lane
Washington , DC 20007
BZA CASE NO. 17355

ATTENTION:

DATE: 8/9/2005

TRANSMITTED VIA: hand

REASON TRANSMITTED: as requested

QUANTITY	DATED	DESCRIPTION
2 pgs	6/1/2005	ANC- 2E approval letter (please note entry has been highlighted)
3 pgs.	7/1/2005	ANC- 2E approval letter (please note entry has been highlighted)
2 pgs.	7/25/2005	OGB approval
5 pgs.	Various	Letters of support from neighbors
1 pg.	5/27/2005	Letter of support from Trust representative at 1645 31st St .(Abutting neighbor to west)
2 pgs	7/7/2005	Letter of acknowledgment from Stettinius to Trust representative

☐ ORIGINALS TO FOLLOW BY MAIL ☐ NO ORIGINALS TO FOLLOW TOTAL NUMBER OF PAGES: 16

REMARKS: Please find enclosed letters from the ANC-2E and Old Georgetown Board and various neighbors in support of this project. There have been no objections to date.

Please note that the ANC-2E will be hearing this case again with specific regard to the Special Exception application at its meeting on August 30,2005

Thank you.

SENT BY: Outerbridge Horsey, AIA

COPY TO:

BZA
Case No. 17355
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17355
EXHIBIT NO. 21

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

Received By

Filing Date 4.14.05 APR 15 2005

Date:

Staff

TRANSMITTAL LETTER – COMMISSION OF FINE ARTS

TO: **The Commission of Fine Arts**

This application is for: [4 Concept [ ] **Final**

The accompanying application HPA No. 05-269 and OG No. 05-167
Is referred for consideration and appropriate action in accordance with the provisions of D.C Law 2-144, the Historic Landmark and Historic District Protection Act of 1978 and in accordance with the following Act(s):

[4 The Old Georgetown Act, Public Law 808, 81st Congress
[ ] The Shipstead-Luce Act, Public Law 231, 71st Congress

PREMISE ADDRESS	LOT	SQUARE
3051 Avon Ln, NW	258	1282

Complies with the following D.C Zoning Requirements.

[ ] **FAR**
[ ] **Use**
[ ] **Lot Occupancy**
[ ] **Set Back Requirements**
[ ] **Height**

RIB 4/14/05
Zoning Division

The submitted documents were checked for general compliance of the exterior features with the D.C Construction Codes: No objections to filing with CFA. This clearance does not constitute an approval for building permit

4/14/05
Structural Section

Cleared to file with CFA by the Permit Service Center.

Permit Service Center

TO: Mayor's Agent for D.C Law 2-144, Public Law 808 and Public Law 231, for those applications also subject to D.C Law 2-144.

The Commission of Fine Arts returns the accompanying application with the recommendations as noted.

Recommendation: See attached letter dated 25 July 2005.

~~Chairman~~, Commission of Fine Arts Date 25 July 05

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
401 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

25 July 2005

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G. 05-167 (HPA 05-269)
3051 Avon Lane, NW (Lot 258 - Square 1282)
Joseph Stettinius - Residence
One- and two-story additions to front and side yard; also existing pool house, rear porch, gates and pergola
Concept

RECOMMENDATION: No objection to general concept for the proposed one-story and two-story additions to front and side yard of existing house as shown in supplemental drawings received and dated 7 July 2005, and for existing pool house, trellis, rear porch and entrance gates with paved walk, which were completed without review or permit. File new submission of working drawings, including dimensions and details, and material samples with permit application for review by the Commission when ready.

Frederick J. Lindstrom
Assistant Secretary

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

June 1, 2005

Ms. Mary Oehrlien
Old Georgetown Board
441 F Street, NW
Suite 312
Washington, DC 20001

Dear Madame Chair and Members of the Board:

On May 31 2005, ANC 2E held its regularly scheduled public meeting which was properly noticed and attended by all seven commissioners. At the meeting the Commission adopted the following positions on matters scheduled to be considered by the Old Georgetown Board on June 2.

In regard to the Georgetown Waterfront Park:

ANC 2E has been generally supportive of the new Georgetown Waterfront Park. However, certain design elements, specifically the Jody Pinto masts designed to occupy the overlooks along the river do not reflect the wishes of the Georgetown community as they distract from the beauty of the Potomac River. ANC 2E regrets not being able to review more thoroughly the installations for the Park but hopes that the walkway pavers, street furniture and lighting will reflect the uniqueness of Georgetown.

In regard to 1611 Wisconsin Avenue, Commerce Bank:

ANC 2E applauds the revised design in dealing with the cell phone towers but we would like to see the front planters removed to gain more pedestrian access on this busy Wisconsin Avenue sidewalk.

In regard to 3051 Avon Place, Stettinius residence:

ANC 2E resolves to support the plans as presented for 3051 Avon Place.

In regard to 1405 28th Street, Rogers residence:

ANC 2E cannot support the proposed project at 1405 28th Street, due to no representation regarding the proposed plans.

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
Bill Starrels, District 5 Pam Moore, District 6 Charles Eason, District 7

In regard to 2804 N Street, Andrews residence:

Taking into account that the two proposed concepts for the elevator addition has the support of the immediate neighbors, ANC 2E supports either plan as proposed.

In regard to 1242 Potomac Street, Guttman residence, OGB 05-182:

Because of the negative impact on the light and open space of the abutting neighbors, especially the neighbor at 1244 Potomac Street, ANC 2E cannot endorse the plans as presented. Also, ANC 2E does not appreciate the manner in which the applicant is trying to increase their lot coverage.

In regard to 1242 Potomac Street, Guttman residence, OGB 05-183:

ANC 2E supports the plans proposed for the alterations to the carriage house, and the reconstruction of the front areaway and basement steps.

In regard to 3108 M Street, P&C Art Gallery:

ANC 2E cannot support the revised plans for 3108 M Street, due to no representation regarding the proposed plans

In regard to 3209 M Street, Hela Spa:

ANC 2E supports a 12" sign scheme plus the alterations to the storefront and the proposed lighting.

In regard to 3106 M Street, Dahn Yoga:

Although 3106 M Street was represented at the meeting there was not enough information to take a position so we defer to the Old Georgetown Board.

In regard to 3256 Prospect Street:

ANC 2E has no objection to Exhibit 1 as presented at our meeting but has strong opposition to a fully filled in addition design as shown in Exhibit 2.

In regard to 1500 35th Street, Georgetown Visitation:

ANC 2E supports the proposed modernizing of the Visitation property but asks that they pay particular attention to the proposed cooling equipment in the out building to lessen as much as possible the potential noise impact this might have on the P Street neighbors.

Sincerely,

Ed Solomon
Chair, ANC 2E

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
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July 1, 2005

Ms. Mary Oehrlien
Old Georgetown Board
441 F Street, NW
Suite 312
Washington, DC 20001

Dear Madame Chair and Members of the Board:

On June 28, 2005, ANC 2E held its regularly scheduled public meeting which was properly noticed and attended by all seven commissioners. At the meeting the Commission adopted the following positions on matters scheduled to be considered by the Old Georgetown Board on July 7.

In regard to OGB 05-215; 1265 Wisconsin Avenue, Mizhari property:

ANC 2E recommends that the Old Georgetown Board and the Historic Preservation Review Board take particular care in reviewing the submitted plans for 1261,1263, and 1265 Wisconsin Avenue. There is a history of city violations, non-compliance, negative impact on the neighbors and disregard of any commitment made to them. Also, the plans presented to ANC 2E were completely inadequate to comment on. We are also attaching a memo from the applicant's neighbors to help clarify our concerns.

In regard to OGB 05-195 and 196; 1258 and 1267 Wisconsin Avenue, GAP stores:

For 1258 Wisconsin Avenue, The Gap, ANC 2E recommends only one projecting sign and for 1267 Wisconsin Avenue, Baby Gap, we also recommend just one projecting sign, eliminating the proposed one for N Street as it is a residential street. The lettering should not exceed 12 inches and the signage should be no lower than ten feet from the sidewalk as to prevent vandalism.

In regard to OGB 05-198, 3600 M St, Car Barn:

ANC 2E recommends that the proposed flagpole to house the antennas on the Car Barn at 3600 M Street should be identical to what is presently there.

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
Bill Starrels, District 5 Pam Moore, District 6 Charles Eason, District 7

In regard to OGB 05-212; 3206 N Street, Neyla:

ANC 2E has no objection to the removal of various existing lights and awnings to bring the property into compliance as directed by the Old Georgetown Board. ANC 2E does have concerns about the potential for high light intensity from the proposed multiple-light lampposts.

In regard to OGB 05-217; 1703 S St, Dumbarton Oaks:

ANC 2E has no objection to the planned gate installation at the Gardner's Service Court of Dumbarton Oaks.

In regard to OGB 05-167; 3051 Avon Place, Stettinius residence:

ANC 2E has no objection to the revised plans for 3051 Avon Place.

In regard to OGB –5-182: 1242 Potomac St, Guttman residence:

In the absence of a presentation for a revised scheme for 1242 Potomac Street, ANC 2E cannot offer support at this time.

In regard to OGB 05-177, 3263 P Street, Amori and Pfeifle residence:

ANC 2E has no objection to the plans as proposed for 3263 P Street.

In regard to OGB 05-160, 3108 M Street, P&C Art Gallery:

Although ANC 2E appreciates the proposed revisions for the rear of the building we still have concerns about the blockage of the views to the west and hope that the massing will be lowered.

In regard to OGB 05-219, Georgetown University:

ANC 2E appreciates the proposed designs for the new guard booths at Canal Road and Prospect Street as compared to the existing gatehouses.

In regard to OGB 05-200; 1033 31st Street:

In light of a disregard of the process and the destruction of the property without proper permits, and no notice to the neighbors; ANC 2E vigorously opposes the project as presented and encourages the Old Georgetown Board and the Historic Preservation Review Board to make the applicant restore the building that was there before the destruction.

In regard to OGB 05-203; 3136 Q Street, Maurer residence:

In light of no presentation for 3136 Q Street, ANC 2E cannot support this project.

In regard to OGB 05-213; 3137 N Street, Nilson residence:

In light of no presentation for 3137 N Street, ANC 2E cannot support this project.

In regard to OGB 05-208; 1525 29th Street, Partners:

ANC 2E cannot support the project as presented until the neighbors who have concerns are contacted especially about the proposed roof terrace and a significant one-story addition.

In regard to OGB 05-224; 3115 P Street, Presbyterian Church:

ANC 2E cannot support the sign scheme plans for 3115 P Street as we no opportunity to review the plans, as they were not made available in advance of the ANC meeting.

In regard to OGB 05-223; 2819 P Street, Dean residence:

ANC 2E supports the proposed additions to changes at 2819 P Street.

In regard to OGB 05- 225; 2509 P Street, White residence:

ANC 2E has no opposition to the proposed concept as presented.

In regard to OGB 05-229; 1607 28th Street, Schwartz residence:

ANC 2E does not oppose for purposes of the concept review but we encourage the applicant to share the proposed plans with his neighbors.

In regard to OGB 05-228; 3124 Dumbarton Street, Holzer residence:

Based on the presentation, ANC 2E supports the plans as presented.

Sincerely,

Ed Solomon
Chair, ANC 2E

3050 AVON LANE N.W.
WASHINGTON D.C. 20007

Dear Joe

Thank you for showing me the plans for the proposed expansion to your house at 3051 Avon Lane, NW. Based upon those, I would be pleased to endorse your addition as it would have minimal, if any, impact on my property and would certainly serve to further improve the streetscape on Avon Lane. Please let me know what I can do to help as you navigate the approval process.

Sincerely,

Liz

Mrs George Stevens

April 14, 2005

Mr, and Mrs. Robert K. Tompkins
3042 Dent Place, NW
Washington, DC 20007

May 1, 2005

ANC 2E
Washington, DC

To Whom It May Concern:

Joe and Regina Stettinius have discussed with us the improvements they have planned for their house on Avon Lane. We have been their neighbors for several years, and have found them to be excellent neighbors in every respect. We endorse their plans for the addition to their house and believe it will add to the neighborhood.

Thank you.

Sincerely,

Bob & Elena Tompkins

Bob and Elena Tompkins

George L. McCabe, Jr.
1655 Avon Place, N.W.
Washington, D.C. 20007

April 28 2005

To the Georgetown Advisory Neighborhood Commission 2E:

My wife, Rebecca, and I enthusiastically support the Stettinius family's plans for their proposed addition to their house at 3051 Avon Lane. We feel it would be an improvement to our neighborhood. We hope the ANC will also support this project.

Regards,

George L. McCabe, Jr.

April 18th, 2005:

To the Georgetown Advisory Neighborhood Commission (ANC2E):

As the immediate neighbors to 3051 Avon Lane, we wanted to convey to ANC2E our complete and enthusiastic support for the Stettinius family's proposed front and side additions at this address. We have reviewed the architectural plans with the Stettiniuses, and feel their proposed addition represents an improvement over the existing conditions at this site.

We would urge ANC2e to show strong support for the Stettiniuses' proposed plans.

Sincerely,

Megan and Bob Gabriel

Megan and Bob Gabriel
1644 Avon Place

WOLF and COHEN
FINANCIAL SERVICES
5225 WISCONSIN AVENUE, NW, SUITE 503, WASHINGTON, DC 20015
(202) 363-7800 FAX (202) 363-7831

ESTABLISHED 1878

April 25, 2005

Mr. Joseph Stettinius
3051 Avon Lane
Washington, DC 20007

Dear Joe & Reggie:

I have reviewed the architectural drawings for your proposed addition, and we enthusiastically support your effort, which in turn will improve our neighborhood.

Cordially,

Donald W. Sigmund

1645 31st Street, N.W. Personal Residence Trust
1645 31st Street N.W. Washington, DC 20007

May 27, 2005

TO: Members, Advisory Neighborhood Commission 2E -- May 31 meeting
Members, Old Georgetown Board -- June 2 meeting

RE: Proposed construction at 3051 Avon Lane, NW

On behalf of the trustees – my four siblings and I -- of the 1645 31st Street, N.W. Residence Trust, I ask the Advisory Commission and Old Georgetown Board to take note of the extensive and cordial conversations between us and our neighbors, Mr. and Mrs. Joseph Stettinius (along with Mr. Outerbridge Horsey, their architect) concerning plans for building an addition on the property abutting ours at 3051 Avon Lane NW.

In the course of those conversations, we raised concerns about drainage and/or backup of water from our property to theirs in light of plans to put footings along a significant portion of the property line. We also discussed the looks of the two-story wall replacing an ivy-covered wire fence.

We have received verbal assurances that an underground pipe six inches in diameter along the footings, a ground-level trench drain along the new wall and an enlarged drain and underground pipe to the sewer on Avon Place will all be part of the eventual construction. We also expect to receive binding indemnification for ourselves and all subsequent owners of our property, holding us and them harmless for any water damage to the Stettinius property resulting from the change in drainage patterns occasioned by construction of the proposed addition.

As to the wall, the "conceptual" plans shown to us seem to provide for the possibility of windows that would, if incorporated in the final design, relieve the otherwise somewhat awkward look of the surface and of the intersection of the new and old roof lines.

Detailing the informal understandings between us on the water drainage concern, Mr. Stettinius wrote me today: "We appreciate your willingness to write us a letter of support for our proposed project provided it is built substantially in accordance with the plans we reviewed with you ..."

Based on the assurances received and anticipated, as well as the expectation that our neighborly cooperation will continue during any eventual construction, the trustees of the 1645 31st Street Residence Trust give their assent to the Stettinius' proposed addition to their house.

Yours, Alfred Friendly, Jr. (202) 966-5572

Cc: Mr. and Mrs. Joseph Stettinius

Subject: FW: Friendly letter July 7, 2005
Date: Friday, July 8, 2005 4:26 PM
From: Joe Stettinius <JStettinius@trammellcrow.com>
To: <oh@outerbridgehorsey.com>

3051 AVON LANE, N.W.
WASHINGTON, DC 20007

July 7, 2005

1645 31st Street, N.W. Personal Residence Trust
1645 31st Street, NW
Washington, DC 20007

RE: 1645 31st Street, NW
Washington, DC

Dear Trustees:

Thank you for your letter to Advisory Neighborhood Commission 2E and the Old Georgetown Board dated May 27, 2005 assenting to our proposed addition to our house at 3051 Avon Lane, NW. In our letter to Alfred Friendly dated May 26, 2005 and in prior and subsequent conversations with both Alfred Friendly and Lucinda Murphy, we stated that "we would hold you, as well as a subsequent owner of your property, harmless for any damage that might be sustained to our property by water from your property as a result of our proposed solution to the existing drainage issue in exchange for your support of our proposed addition." The specifics of that solution are more fully described in the letter of May 26, 2005, a copy of which is attached for your convenience.

Accordingly, this letter shall serve to indemnify and hold you harmless for any water damage to our property resulting from the change in drainage patterns occasioned by the construction of our proposed addition. Assuming that subsequent owners of your property continue the same level of cooperation and communication that you have, we would also extend this same protection to them.

Again, we very much appreciate all of your efforts on our behalf and will endeavor to maintain our neighborly cooperation and communication prior to and during any eventual construction.

Should you have any questions or additional concerns, Please do not hesitate to call us.

Best Regards,

Joseph Stettinius, Jr. Regina T. Stettinius

cc: Outerbridge Horsey

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