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August 26, 2005

Geoffrey Griffis, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: Board of Zoning Adjustment Application
No. 17355
Application for Party Status

Dear Mr. Chairman and Members of the Board:

We represent the owners of the property at 1645 31st Street, N.W. (Square 1282, Lot 277), which property abuts the Applicant's property at 3051 Avon Lane, N.W. (Square 3191, Lots 19 and 811). The purpose of this letter is to request Party in Opposition status for the 1645 31st Street, N.W. owners (the "Owners").

In response to the requirements for party status set forth in the Zoning Regulations at 11 DCMR § 3106.2, we submit the following statements:

a) The property owner is the 1645 31st Street N.W Personal Residence Trust. The Trustees are members of the family that has owned the property since 1939: Alfred Friendly, Jonathan Friendly, Lucinda Friendly Murphy, Nicholas Friendly, and Victoria Friendly.

b) The Owners hereby request the right to appear and participate as a party in the case.

c) The Owners will be in opposition to the application.

d) The Owners will appear through legal counsel, namely Cynthia A. Giordano, Esq. and Nathan W. Gross, AICP, of the law firm of Arnold & Porter LLP, 555 12th Street, N.W., Washington, D.C. 20004-1206.

e) The reasons for party status are as follows:

1) The affected property is a single-family, detached house on a large lot at 1645 31st Street, N.W. (Square 1282, Lot 277).

2) It is the Trustees of the property (the Owners) who apply for party status.

BZA
Case No. 17355
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17355
EXHIBIT NO. 22

3) The Owners' property directly abuts the Applicant's property along the entire western boundary of the Applicant's lot.

4) The application requests approval of side additions to the existing house at 3051 Avon Lane, N.W., construction which would – on the western side -- completely eliminate an existing 10-foot, 7- inch side yard. The proposed construction is thus in violation of the 8-foot side yard requirement in the R-1-B District, a provision designed to ensure a basic amount of open space, light and air between single-family detached dwellings in this zone. The result of the proposed addition on the west -- two and one half stories high (in part) -- would be a brick wall with windows directly on the property line, in a manner adversely affecting the light, air, privacy and aesthetics of 1645 31st Street, N.W. Economically, the Application No. 17355 has already had the effect of undoing a signed contract to sell the property. As to social effects, the severe reduction in privacy will have an adverse effect on the use of the back yard for recreation and social gatherings and on the enjoyment of the tennis court as well. From a planning perspective, moreover, the conversion of a detached house to, in effect, a semi-detached house, as the Applicant proposes, clearly risks encouraging other Georgetown property owners to develop open residential space in a similar manner, increasing density where such an outcome is neither desired nor beneficial to the community.

5) The property at 1645 31st Street, N.W. is uniquely affected by the proposed addition, which would close in space along the property line for over 49 feet of the almost 140 foot-length of shared open space. By eliminating the existing 10-foot, 7-inch side yard (as described above), the proposed addition would adversely affect 1645 31st Street, N.W. The latter is the only abutting property on the west side of the Applicant's property, where much of the proposed addition would be constructed. No other property is similarly affected by deviation from a zoning standard.

Thank you for considering this request.

Respectfully submitted,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

1645 31st Street N.W. Personal Residence Trust
c/o Alfred Friendly
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August 25, 2005

Geoffrey Griffis, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Board of Zoning Adjustment
Application No. 17355
Letter of Authorization

Dear Mr. Chairman:

The 1645 31st Street NW Personal Residence Trust is the owner of the property at 1645 31st Street, N.W. (Square 1282, Lot 277) in Washington, D.C. This property abuts the Applicant's property (3051 Avon Lane, N.W.) in Board of Zoning Adjustment Application No. 17355. Please accept this letter as authorization for Cynthia A. Giordano, Esq. and Nathan W. Gross, AICP, of the law firm of Arnold & Porter to represent our interests in Application No. 17355.

Sincerely,

Alfred Friendly
Trustee