D.C. Board of Zoning Adjustment
Application No. 17355 (Joseph Stettinius 3051 Avon Lane NW)

Letter of Opposition

Having only recently learned of Joseph Stettinius' application for a special exception to override the applicable eight-foot side yard requirement so as to allow, *inter alia*, a two-story addition at 3051 Avon Lane NW, I wish, as a near neighbor, to register my strong objection to the application.

The Stettinius plan to build to the property line along some 40 feet of the western edge of his lot would not only markedly obstruct light and the flow of air to the abutting tennis court, which requires both light and air for its full use and enjoyment; it would also set a harmful precedent. The unwarranted intrusion on the privacy of the adjoining property to the west – 1645 31st Street NW – has already caused one family which contracted to buy the house and land to void the transaction.

If other such families, the most preferable neighbors, react in the same way to the threatened Stettinius construction, the current owners could be left with little choice but to sell their property to a developer. The consequence could be the creation of two new building lots, at a minimum, at the back of the existing single-family lot. Such an increase in density would harm not only the value of nearby properties such as mine at the corner of Avon Lane and 31st Street, but also the community's interest in preserving open space in the heart of Georgetown.

I therefore respectfully request the Board of Zoning Application to deny the pending Stettinius' application.

Thank you for your consideration.

Yours,

Joan Bingham

Joan Bingham
1633 31st Street NW
Washington, DC 20007

9/9/05

BZA
Case No. 17355
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17355
EXHIBIT NO. 27

GROVE/ATLANTIC, INC.

FACSIMILE TRANSMITTAL SHEET

TO: DC Board of Zoning	FROM: Joan Bingham
COMPANY:	DATE: 9/9/05
FAX NUMBER: 202-727-6072	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER:	SENDER'S TELEPHONE NUMBER: 212-614-7851
RE:	SENDER'S FAX NUMBER: 212-614-7870

NOTES/COMMENTS: