To: Board of Zoning Adjustment September 12, 2005

From: Barbara Zartman, Chair
Historic Preservation, Planning and Zoning Committee
Citizens Association of Georgetown

Re: Case 17355 - Joseph Stettinius

The Citizens Association of Georgetown wishes to share its concerns about the proposal for a special exception at 3051 Avon Lane, N.W. We have long-held concerns about illegal construction that ignores the system of evaluation of land uses in the District.

The unpermitted structures at this site cannot simply be ignored; they must be evaluated for compliance with zoning regulations before the merits of the case for a new special exception can be considered and evaluated.

We have a continuing concern about the pressures for further construction in residential neighborhoods that adversely affects neighbors' interests and adversely affects the quality of life by eating into the light and air and open space that are so essential to an intensely developed community like Georgetown.

We believe the Georgetown ANC mistakenly confused architectural review with land-use review in its consideration of this property. All in authority agree that Old Georgetown Board/Commission of Fine Arts review is related to aesthetics only; their agendas clearly indicate projects are subject to zoning review (about which they regularly indicate they have no competence or authority).

We ask the Board to postpone decisions until an assessment of the earlier structures can be completed and to then consider the merits of the current proposal. To do otherwise is to rewarrd improper development and deny neighboring property owners the benefit of protections anticipated in the zoning regulations and maps, which are intended to provide property owners with an understanding about how their homes are to be protected by a system of balances between development and open space.

Barbara Zartman

BZA
Case No. 17355
Exhibit No. 28

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District of Columbia
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