OUTERBRIDGE HORSEY ASSOCIATES, PLLC

September 13, 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 - South
Washington, D.C. 20001

RE: Case No 17355,
3051 Avon Lane, NW

Dear Chairman Griffis and members of the Board:

In my capacity as the agent for Joseph and Regina Stettinius, the Applicant, I am submitting a response to the "Motion to Dismiss or, in the Alternative To Postpone Public Hearing", filed by Cynthia Giordano, Esq. and dated September 8, 2005. "

In her motion Ms. Giordano states that "the applicant failed to obtain building permits for the recent previous construction of several structures including a pool house a rear porch (previously a deck), a trellis and entrance gates."

As evidenced by the attached approval from the Old Georgetown Board we have begun the permitting process for these structures and have received preliminary approval for them. As arranged with the OGB and the D.C. Historic Preservation Division, the final construction drawings will be submitted along with the final drawings for the addition project as one building permit submittal. All of these structures are allowed as a matter of right by the Zoning regulations.

Ms. Giordano further states "Further since the pool house and rear porch structures may have an impact on the Zoning computations for the property, the Adjacent Owner is entitled to know that they have been properly computed prior to assessing the potential impacts of the proposed development on the subject property."

As an architect, duly licensed in the District of Columbia, I certify that the pool house, rear porch and trellis have been included in the Zoning computations submitted on April 26, 2005 with the application and I further certify that they have been computed properly and correctly.

This corrective action was taken as soon these structures were brought to my attention. Since they are not relevant to the specific criteria of the Special Exception application, I do not believe that we should be penalized for recognizing that work was not permitted and then taking affirmative actions to remedy the situation.

BZA
Case No. 17355
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17355
EXHIBIT NO. 32

1228½ 31ST STREET, NW WASHINGTON DC 20007 TEL 202-337-7334 FAX 202-337-7335
www.outerbridgehorsey.com

Thus I request that the Board deny the "Motion to Dismiss or, in the Alternative To Postpone Public Hearing" and allow the application to be heard.

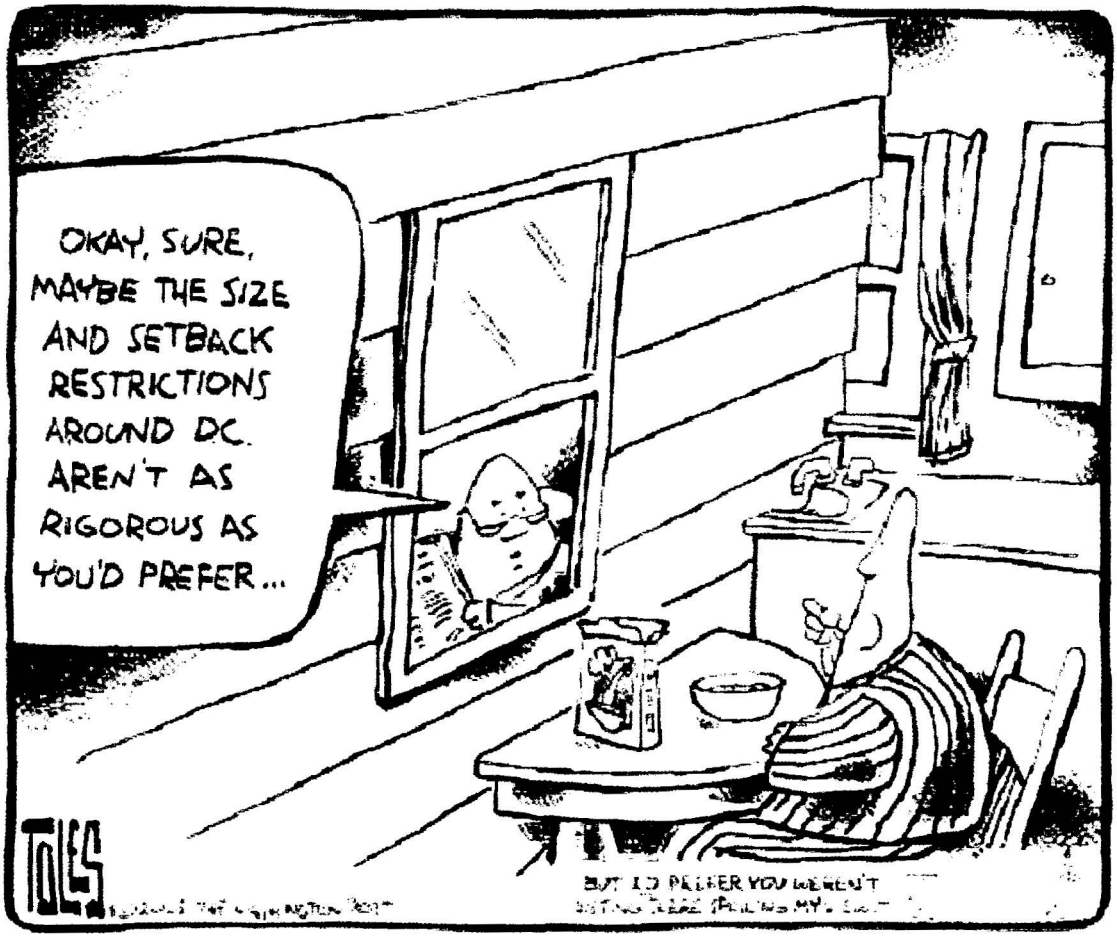
Thank you for your consideration.

Sincerely,

Outerbridge Horsey, AIA
DC License No. 4329

Cc: Regina and Joseph Stettinius

Enclosure:
DCRA Transmittal letter and OGB Recommendation letter (2 pgs. total)


OKAY, SURE, MAYBE THE SIZE AND SETBACK RESTRICTIONS AROUND DC. AREN'T AS RIGOROUS AS YOU'D PREFER...
TOLES
BUT I'D PREFER YOU WEREN'T

9.12.05

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

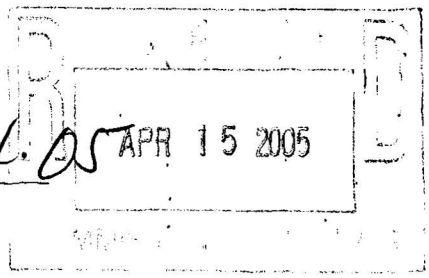
Received By

_____

Date: _____

Staff _____

Filing Date 4.14.05



TRANSMITTAL LETTER – COMMISSION OF FINE ARTS

TO: **The Commission of Fine Arts**

This application is for: [4 ~~Concept~~ **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