

Sara Bardin, Director  
D.C. Office of Zoning  
Board of Zoning Adjustment  
441 4th Street, N.W. Room 210  
Washington, D.C. 20001

Re: 3253 P Street NW – BZA Application #21325

Dear Ms. Bardin:

We are requesting status as a party in opposition to the above-referenced application No 21325. We live within 100 feet of the lot that is the subject of this zoning application. Please be advised that Andrea C. Ferster is authorized to represent us and act on our behalf as our legal counsel in the above-referenced zoning proceeding. It is our intention to proceed jointly with other neighbors who are also represented by Attorney Ferster and who are also granted party status. The proposed ADU structure at 3253 P Street NW will have various negative impacts on our property and our enjoyment of it.

**Impact on Privacy:** We value our property at 3263 P Street NW because of its private garden and patio space, both partially visible from the proposed ADU.

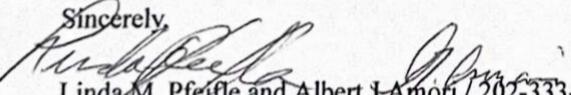
**Parking:** Adding potentially four vehicles to street parking will increase the challenge to finding parking space for our vehicle and those of our neighbors in an already crowded neighborhood.

**Noise:** The added traffic of deliveries, tenants moving in and out, movement of additional trash bins would increase the frequency of noise and reduce backyard privacy and comfort. With no enclosed patio area to deflect noise, ADU tenants would likely use the open area to entertain. The ADU would become an attractive living quarter for students, some of whom can be noisy.

**Visual intrusion:** The proposed addition, clearly visible from our garden and from the street, is an unattractive eyesore in an area of historic charm and preservation. The ADU would not blend in with the remaining garage structures.

**Emergency:** In the event of an emergency, fire in particular, the properties on three sides, Volta Place, Wisconsin Avenue and P Street, would be vulnerable. Emergency vehicles, because of their size, would not be able to enter the driveway and fire personnel would have to rely on hoses from street hydrants.

The construction of an ADU, that removes one of the most salient features of the 3253 P Street property, namely two garages, in an area where parking is scarce, is beyond our comprehension. We strongly urge the zoning board to deny this application. Please let us retain the historic character of this tiny sliver of Georgetown.

Sincerely,  
  
Linda M. Pfeifle and Albert J. Amori / 202-333-6441

3263 P Street NW  
Washington, DC 20007

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21325  
EXHIBIT PRO. 22D  
EXHIBIT NO. 22D