

June 25, 2025

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-- BZA Application #21325

Dear Ms. Bardin:

I am requesting status as a party in opposition to the above-referenced application No.21325. I live within 50 feet of the lot that is the subject of this zoning application.

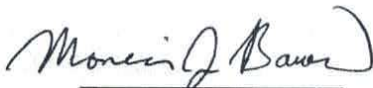
Please be advised that Andrea C. Ferster is authorized to represent me and act on my behalf as my legal counsel in the above-referenced zoning proceeding. It is my intention to proceed jointly with other neighbors who are also represented by Attorney Ferster and who are also granted party status.

I have reviewed the Form 140 filed and agree with and adopt the witness information and representations regarding the manner in which the application, if granted, would adversely affect and aggrieve me in a manner different from that of the general public. In addition to those statements, I am concerned that ADU that is being proposed partially backs up to my courtyard but has the effect of blocking my view. Currently, the garage that sits alongside my courtyard is below my fence line. It does not block any of my view, or more importantly, any of the sunlight that comes into my courtyard.

Presently, my view is of the beautiful trees that block any of the houses or parking lot that I would normally see. The new structure that they are proposing, not only doubles the footprint and size of the existing structure, but because of the second story they are erecting, would now give me the view of an unfortunate brick wall. This would block the little bit of sunlight that comes into my courtyard and would present a very stark and ugly view. Additionally, I believe that there is no way to build this structure without taking out established, more than likely, 100-year-old trees to allow for the construction. Georgetown cannot afford to have any more of its established trees taken out. And, clearly, the proposed structure is not in keeping with anything else in the surrounding area. In fact, the two story house would be quite an eye sore since it would border the existing old carriage houses/garages. There is no way to transition and blend the two buildings. Sadly, the structure would severely alter my enjoyment of my courtyard. What is now a serene and quiet, light filled yard for me would now be permanently altered with a house that obviously brings the natural noise of a single family dwelling as opposed to the existing garages that have little to no impact on my yard.

I appreciate your time and look forward to presenting my view at the ANC meeting on Monday

Very truly yours,



Monica Bauer
3216 Volta Place, NW
Washington, DC

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