October 19, 2026

Advisory Neighborhood Commission 3C
C/O Janell Marie Pagats, Chairperson

RE: Opposition to Proposed Private Club Use at Greystone, 2325 Porter Street, NW (Square 2224, Lots 0003/0004)

Dear Chairperson and Commissioners:

My family and I would like to submit a supplemental letter of opposition to the proposed Rock Creek Club. In addition to the concerns outlined below in our 10/05 letter of opposition (and map of neighborhood opposition), the following are some additional concerns after reviewing the draft ANC letter in support of the applicant:

1) There should be a noted distinction between neighbors and clients--those in the surrounding area who have paid a fee to join the club. While the letter speaks of support among 125 nearby families that have paid and signed up to become members, it should be noted that 19 out of the 20 properties in the actual neighborhood are strongly opposed to the project. It is not a balanced or equitable comparison. On one side is a small neighborhood, while on the other you have a large private club with many hundreds of potential clients.
2) The neighborhood feels that our concerns have not been appropriately considered by the ANC and the process has been far from impartial. During this process we have not had a SMD representative that we can lobby to support our interests. Starting from the first public ANC meeting, it was clear that the applicant had the support of the ANC--the neighbors were encouraged to drop their opposition and instead negotiate with the applicant. We have a right to oppose the application which we see as a detriment to our neighborhood, and in conflict with the designation of the historic enclave. Our opposition to the club is not to preserve some idealized version of the neighborhood's past, but to protect what makes the neighborhood so special and unique for current and future residents.

Sincerely,

Nicholas Auger Nour Rifai

3529 Williamsburg Lane, NW
Washington, DC 20008

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 118

October 05, 2026 - Letter of Opposition

My family and I strongly oppose the proposed private members club at the Greystone Enclave. I have lived in this neighborhood for 40 years. I grew up in the yellow house along the gravel drive, playing with my siblings and neighbors throughout the neighborhood. I now live in the small brick house opposite on the gravel drive with my wife Nour and our three daughters. Now it is my young children that run around with the neighborhood kids along the lane and gravel drives.

My opposition to the project is not that it would harm the character of the property's historic buildings. I have worked as an architect in DC for over 10 years on many buildings that have had to navigate the old and new, and understand that well-designed modern updates can actually enhance the historic nature of a property. My opposition to the proposed club concerns its impact and disruption of what makes this neighborhood so special; its idyllic, rural setting within the city. In fact, it was this characteristic of the neighborhood that the Historic Preservation Review Board outlined as an historic landmark in 1989. The HPRB designated four separate properties in the neighborhood (Greystone being one of them) as an "historic enclave." They defined the enclave as being "between Quebec and Porter Streets, NW, abutting Rock Creek Park and Rock Creek Parkway, near Connecticut Avenue." The historic designation puts to words what we find so special about the neighborhood:

> *"This landmark reflects an unusual relationship of each structure to its site and within this context, an overall dynamic relationship between the four structures that simultaneously respects each house and site while allowing the group to function as an harmonious rural enclave within the metropolitan boundaries of Washington."*

As a neighborhood we are united in opposition to this project. With the exception of one neighbor that is as yet undecided, those in the neighborhood (as defined in the historic landmark designation) have come together to reject the Rock Creek Club proposal (see the properties marked in red on attached map). Our opposition stems from the applicant not meeting the conditions outlined in the Special Exception 203.1(d). The direct neighborhood that the club would be located in is not in favor of the club. Furthermore, we believe that the increased level of traffic down our narrow gravel driveways would be a safety hazard for our young kids--even more so with the pick up/ drop off moved up onto the property. We also object to the increased parking on Williamsburg Lane that will come with the club of that size into this small community.

Sincerely,

Nicholas Auger Nour Rifai

3529 Williamsburg Lane, NW
Washington, DC 20008

Map of neighborhood opposition to the Rock Creek Club

