Cochran, Patricia (DCOZ)

From: Michael Marshall <michael@mmarshalldesign.com>
Sent: Tuesday, November 3, 2026 11:38 PM
To: Michael Marshall; DCOZ - BZA Submissions (DCOZ); Emily Eig; mmoldenhauer@cozen.com; lauriebdavis@gmail.com
Subject: BZA application 21510 abd go to BZASubmissions@dc,gov.

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To whom it may concern for **BZA application 21510 BZASubmissions@ DC.gov**

Dear Commissioners:

My name is Michael Marshall. I am a Fellow in the American Institute of Architects (FAIA).
I am a licensed architect and former owner of Pinecrest Manor, one of the historic homes that is comprised of the Greystone Rural Historic designated enclave of parcels annd single family homes along Porter Street via a gravel driveway that is an easement and not a public street. I lived in Pinecrest Manor at 2323 Porter Street for 25 years after restoring it and making it a livable single family home after it was left in derelict condition, perhaps ready for demolition by the previous owner to develop and subdivide into multiple parcels with multiple houses deleting the rural nature of the property along Rock Creek Park.

After my divorce, my ex-wife Lydia Marshall recently sold Pinecrest after 35 years of living there. While living in Pinecrest I was party to the request to designate Greystone, Gearing Bungalow , Pinecrest Manor and the Klingle Mansion as a Rural Historic Enclave as described in the Mayoer's Agent's final Order to protect and render this unusual property in our city as per the Washington DC Government Office of Historic Preservation as a special and rare environment in the District of Columbia. I want to express my personal and professional opinion that the proposed uses that are being considered for the redevelopment of the Greystone home is inconsistent with the historic designation and I oppose the proposed community center usage that I feel will propose to convert the single family Greystone zoning use into a de-facto multifamily use with one hundred or more inhabitants in use on a possible daily usage, without all of the necessary maintenance and infrastructure to support it as far as life safety, civil engineering aspects of traffic access, changes in the rolling topography for tennis courts and other forms of padal play and proper attributes of what it takes to support a multifamily or commercial use that will be forced on this Single Family home. At present, the Rock Creek Tennis Center at 16th Street and Colorado Avenue in the Crestwood section of NW, just east of Rock Creek Park will expand its court facilities and be a viable alternative for tennis , pickle ball, etc. in the near coming months both for amateur and professional play to suffice the proponents needs and desires for tennis and other paddle games as per last weeks article in the Washington Post.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 142

As someone who lived in this enclave, and as an architect that has been involved with numerous multi family mixed use projects here in our city, again both professionally and personally, I can't imagine how the disruption of the quiet and calm of what this historically protected area and environment can absorb the kind of activity, noise and uses would do to support or enhance this beautifully preserved ecosystem. It is my belief that this use is truly inconsistent with the nature of the historic designation of the Greystone Rural Historic Enclave.

Respectfully,
Michael Marshall,FAIA.

Sent from my iPhone