Outlook

Application 21510 - Request for Deferral Pending Comprehensive Transportation, Historic Preservation, and Environmental Review

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District of Columbia Board of Zoning Adjustment

Re: Proposed Private Membership Club at Greystone, 2325 Porter Street NW (Square 2224, Lots 0003/0004)

Dear Members of the Board:

We are the owners of the Gearing Bungalow at 2329 Porter Street NW, one of four contributing residences within the Greystone Enclave, a designated District of Columbia Historic Landmark adjacent to Rock Creek Park.

We respectfully request that the Board defer action on the proposed private membership club until the applicant has provided sufficient independent studies and supporting documentation to establish that the proposed use can be accommodated without compromising the historic character, infrastructure, residential setting, and surrounding environment of the Greystone Enclave.

Our concerns are not directed at the concept of a community-oriented club itself, but at the fundamental question of whether the proposed intensity of use is compatible with this unusually sensitive location.

Historic Access and Infrastructure

The existing gravel road was historically established to serve a small number of private residences. The proposed club would introduce a substantially different pattern of use, including members, employees, deliveries, vendors, refuse collection, ride-share vehicles, and potentially significant event-related traffic.

Of particular relevance is a February 4, 1993, DC Superior Court Memorandum Opinion and Order in *Pincus v. Holman*, Civil Action No. 07809-89, which confirms the existence of historic 25-foot rights-of-way. Our understanding is that the existence of such rights does not, in itself, mandate physical

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widening of the roadway or resolve whether substantially intensified commercial-style use is permissible.

Significantly, page 4 of that judicial opinion records concerns dating to 1991 about the structural safety of the historic stone bridge, which remains part of the neighborhood's access infrastructure today. Those historical concerns warrant renewed investigation before additional traffic loads are contemplated.

Environmental and Hydrological Concerns

Our property contains mature trees, a pond, and drainage infrastructure within a wooded landscape connected geographically and ecologically to the Rock Creek Park setting.

The potential effects of increased traffic, construction activity, lighting, noise, runoff, soil compaction, waste management, and disturbance of wildlife habitat have not, to our knowledge, been comprehensively evaluated.

The possibility of damage to the historic bridge or alteration of drainage conditions raises additional concerns about erosion, flooding, and the long-term stability of surrounding properties.

Requested Studies and Review

Before a zoning determination is made, we respectfully request:

1. A comprehensive transportation assessment, reviewed by DDOT, addressing projected vehicle trips, peak-hour traffic, deliveries, emergency access, pedestrian and bicycle safety, and cumulative impacts.
2. An independent structural engineering assessment of the historic bridge and associated roadway infrastructure, including load-bearing capacity.
3. A hydrological and stormwater assessment addressing the pond, culverts, drainage patterns, and potential flooding.
4. An environmental assessment of mature trees, wildlife habitat, lighting, noise, and ecological connectivity.
5. Appropriate historic-preservation review of proposed changes to the landmark's circulation system, landscape, and associated structures.
6. Examination of the recorded easements and covenants to establish the legal scope of proposed access and roadway modifications.

We further ask that the Board allow ANC 3C sufficient time to consider the completed studies and submit an informed recommendation before the Board proceeds to a final determination.

The Greystone Enclave's historic designation recognizes a collective landscape, not merely a collection of individual buildings. Decisions affecting its access, infrastructure, and environment should therefore be evaluated with corresponding care.

We respectfully request deferral until these material questions have been addressed and the relevant public agencies have had an opportunity to review the evidence.

Respectfully,

Adela Petrovic
Vladimir Petrovic

Owners, The Gearing Bungalow
2329 Porter Street NW
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