Before the Zoning Commission of the District of Columbia

Application of the
George Washington University

ZC Application No. 02-03
Hearing Date: April 11, 2002
ANC-2A

Statement of Dr. Donald Kreuzer in Opposition to the Request for Area Variance

I. Action Requested

The George Washington University has requested relief under Subsection 3113.2 for an area variance from the minimum closed court area and width requirements of Section 406.1 to allow for the construction of a new dormitory. Dr. Kreuzer owns the parcel immediately adjacent to the proposed project and will be adversely affected by the proposed design.

Dr. Kreuzer hereby requests that the Commission deny this application for a variance or, in the alternative, condition the variance in such a way as to minimize any potential adverse impact upon Dr. Kreuzer's future development and use of his property.

ZONING COMMISSION
District of Columbia
Case 02-03
Exhibit 22

ZONING COMMISSION
District of Columbia
CASE NO.02-03
EXHIBIT NO.22

II Impact of the Proposed Project

The University proposes to construct a nine story dormitory structure on land immediately adjacent to Dr. Kreuzer's property that would overshadow the existing townhouse structures and radically change Dr. Kreuzer's lifestyle. In response to this proposal, Dr. Kreuzer has developed a building proposal of his own in hopes of salvaging some reasonable quality of life in his own residential establishment. The soon to be proposed residential structure has evolved into a nine story, 34,000 square foot luxury apartment building that will occupy the northwest corner of Virginia Avenue and 23rd Street, N.W. The lot will be fully occupied with appropriate entrances on the Virginia Avenue side. The building could be a mixed use, featuring ground floor retail or service spaces, along with a combination of one and two bedroom residential units.

However, because the George Washington University dormitory is designed in a manner that does not seem to include consideration of either the existing townhouse structures or any proposed full envelope construction on the site, this variance request raises very real issues for Dr. Kreuzer that are best addressed at this time. As stated, at the previous hearings on the campus plan, Dr. Kreuzer is concerned about privacy because of the windows overlooking his site. More importantly, the site of George Washington's proposed court is at the confluence of a

narrow (three foot) public alley and the Kreuzer property. Construction of a multi-story building on the Kreuzer property would require the University to modify its structure to comply with building code requirements by blocking the windows or seeking waivers from the requirements of that code. In addition, design considerations may require use of that area as part of the required egress for the Kreuzer property. A grant of the variance without conditions could unduly burden the proposed Kreuzer building by creating a court that George Washington could potentially claim would have an adverse impact if Dr. Kreuzer's building closes off its light. We would ask that the Commission require George Washington University to eliminate the court to avoid any notion of a self created hardship.

III <u>Witnesses</u>

The following witnesses will present testimony in this case for Dr. Kreuzer;

1. Outerbridge Horsey, AIA
   Horsey-Thorpe Architects

IV Conclusion

For the reasons stated above, and in consideration of the testimony presented, we would request that the Commission deny this variance request or, in the alternative, stipulate that the granting of this variance not provide the basis for the denial of any variance relief required by Dr. Kreuzer's future proposal.

Respectfully submitted

By _____
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