21 May 2003

Secretary of the Zoning Commission
Office of Zoning
441 4th Street, NW
Suite 210
Washington, D.C., 20001

2003 MAY 23 PM 4:07
GOVERNMENT OF D.C.
ZONING COMMISSION

Reference: Georgetown Boathouse (Case No. 02-31)

Dear Sir:

There is a height restriction of forty (40) feet in the W-1 Zone District permit definition. The Georgetown Boathouse at over 54 feet tall is well in excess of this limit. There are some elements of the Georgetown Boathouse that are even taller. This excessive height must be examined carefully. The Georgetown Boathouse building plans need to be scrutinized to a very fine detail. They'll go to great lengths to avoid revealing aspects of their building that are in violation of zoning standards.

Please remove the "rowing tank" from the definition of Boathouse as it is not a dependent use of the river, and thus does not belong in the flood plain. Many Universities find room on their campuses for tanks. It really does not belong in the definition of a Boathouse. A boathouse should be about boats, not indoor training tanks.

Additionally, I believe that the no parking proviso for boathouses without street frontage is unworkable. All boathouses have maintenance, boat delivery, and personnel delivery issues and thus will need to provide parking for persons working on the facility. Additionally, while it may not be an ADA requirement for a private facility, it would seem like a good idea to force the provision for the handicapped rower or paddler.

Sincerely,

Marcus Lundmark

Marcus Lundmark
9323 Craig Ave
Alexandria, VA 22309-3060

ZONING COMMISSION
District of Columbia
Case 02-31
Exhibit 112

ZONING COMMISSION
District of Columbia
CASE NO.02-31
EXHIBIT NO.112