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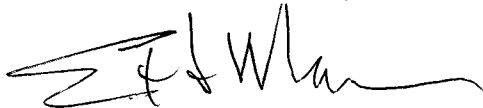
Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW
Suite 200-S
Washington, DC 20001

January 12, 2012

Members of the Board of Zoning Adjustment:

I am writing in support of special exception number 18296. The applicant is Daniel Merlis, 3825 Morrison St. NW. My wife and I live several houses away and pass by the Merlis property on a regular basis. We have witnessed the renovation of their house and want to note that they have made it one of the most attractive homes in our immediate neighborhood. My profession is real estate development and I have considerable expertise with development in D.C. We understand that a few neighbors oppose the deck and garage they have built on the grounds that the construction visually intrudes on the character and scale of the properties in the immediate neighborhood. This is not true. We believe that the Merlis' construction is in keeping with the character, scale, and pattern of our neighborhood. Many of the corner properties in our neighborhood have parking areas and garages in view of the street. The Merlises are entitled to build a separate accessory building/garage above grade in the rear yard without set back but elected instead to construct it under the deck where it would be much less intrusive to the neighbors. The structure as built is clean, open and airy and is a vast improvement over what was there before. Based on the quality of their renovation to date and their very attractive landscaping elsewhere on the property, we are confident that when the Merlises are allowed to complete the construction of the deck and garage, it will be very attractive. They should not be required to landscape the area in the manner their opposing neighbors have demanded. Please approve their application without conditions.

Respectfully yours,



Ernest Marcus

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18296
EXHIBIT NO. 51

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