

BZA Case 18398, 2130 Bancroft Place, NW

Mr. Chairman, members of the board and staff,

My name is Marie Drissel. I was an ANC Commissioner in 1976 in Dupont Circle and first appeared before BZA and the Zoning Commission in 1977 to use zoning to protect the properties on N Street and Jefferson Place, NW. I was Chairman of the Sheridan-Kalorama ANC often appearing before the FMBZA.

I cannot imagine why the Marks' bought this property and before they ever lived in it considered these substantial changes. There were many alternative properties available to them in this neighborhood in the same price range. I happened to be out front the evening Mr. Marks settled on 2130 Bancroft Place. I introduced myself. After we exchanged pleasantries he said immediately to me that he had changes he was going to make including adding a new floor. This house is a jewel. All 3 prior owners were friends of ours and 2 of them made substantial improvements with one owner spending hundreds of thousands in fully permitted renovations. It meets the highest standards of modern living. For purposes of living it is one of the best homes in Sheridan-Kalorama. Here are some slides from the last time the house was on the real estate market to demonstrate that the house is fully functional and the interior is the best. I have attached a copy of its amenities including heated hardwood flooring in the kitchen/bathrooms, marble, onyx, alabaster, baccarat fixtures and highest quality equipment/appliances throughout.

My husband and I over the span of 33 years have developed life long friendships with many residents. We led the movement to place almost all of the properties into easement trusts to protect this block signing the first easement on September 9, 1999. We meet with many neighbors to discuss our desire to protect Bancroft Place putting even stronger protections in place than provided by the historic neighborhood designation. Bancroft Place now has 20 of the 25 eligible properties with very restrictive deed easements based on appraisals made by highly reputable companies. The value of the restrictions on this property is significant and it includes all sides of the property back and front, open garden and roof. We are currently researching the other deeds and so far have found no easements which are only façade restrictions. Its relevance to BZA is that in the first application presented by the attorney, Mrs. Prince, stated in essence that the special exception breezeway plan was not an acceptable alternative to the glass conservatory zoning variance request because it would face easement restrictions and exceed 70% lot occupancy. All of that language has disappeared from this new application with no explanation how this breezeway will no longer be a problem before the L'Enfant Trust.

It makes no sense to me that we are here at BZA especially since the first application discussed in detail the issues with the L'Enfant Trust and a breezeway construction. L'Enfant Trust is the entity which holds the restrictive deed easement, not the DC Government. I believe this is a bad use of limited DC Government resources. I believe this case should be tabled until the issues of the deed restrictions are handled.

On a final note we have witnessed four very serious fires on Bancroft Place. This design poses practical problems that our Fire/EMS teams will face when trying to get someone out of the back master bedroom. This will be considered a one-entry home for purposes of fire and emergency services. It is the only one on Bancroft Place.

Thank you.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18398
EXHIBIT NO. 51
Board of Zoning Adjustment
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FEATURES & AMENITIES

EXTERIOR

- Built in 1907 as the Ballroom for 2128 Bancroft Place, NW
- Architect: George Oakley Totten
- Limestone, brick & copper exterior
- Roofline statues: "The Four Seasons"
- *Rainbird* irrigation system
- Telephone entry intercom

BALLROOM/LIVING ROOM

- Inlaid multicolored marble entry way (Indian Mughal design)
- All bronze railings and banisters throughout (sealed to avoid tarnishing)
- Original pillars, pilasters, dentil & crown moldings
- Original leaded glass windows - interior storm windows with security film
- Two sets of French doors exiting onto large, *Lucite* floored balcony
- Stereo system throughout house & courtyard
- Custom stereo speakers
- Two coat closets
- Wood burning, carved antique, French rouge marble fireplace
- Wet bar with onyx top & electric dumb waiter
- *Stark* wool carpet stair runners
- Silk wallpaper in stairwells
- 85 pinpoint, recessed spotlights throughout the house
- Hardwood floors throughout house
- Solid wood raised panel doors throughout house
- *Baldwin* brass hardware throughout house
- *Baccarat* 19th century crystal & bronze dore' chandelier

DINING ROOM

- Leaded glass windows & matching display cases with custom lighting
- Sterling silver and Czech crystal wall sconces (19th century) on mirrored wall
- Crown molding
- Built-in cabinets for china/crystal & drawers for silver

POWDER ROOM

- Slab marble floor with radiant heat
- 22kt. gold plated *Sherle Wagner "Dolphin"* fixtures: faucet, crystal towel & tissue holder
- Alabaster light fixture
- Hand screened *Braunschweig & Fils* wall covering
- Closet in powder room foyer

KITCHEN

- Hardwood floor with radiant heat
- Roman shades - *Schumacher* fabric
- Granite counter tops & back splashes
- Island with *Thermador* glass ceramic cooktop
- *Sub-Zero* refrigerator with icemaker & purified ice filtration system
- 2 Bosch dishwashers
- *Thermador* gas cooktop range with *Guggenau* exhaust hood
- 2 Grohe sink faucets
- *Maytag* garbage disposals
- Electric dumbwaiter, serves all 3 floors
- 60-bottle, *U-Line* wine cave
- Vegetable sink with purified drinking water system
- Security film on all windows

LAUNDRY ROOM

- *Miele* washer & dryer
- Laundry sink
- Euro cabinets & built-in ironing board

UTILITY ROOM

- *Honeywell* hardwired security system: motion, glass sensors, fire/smoke detection
- Sump pump and drainage system
- *Carrier* HVAC / boiler / hot water holding tank
- *Aprilair* Humidity system
- *Honeywell* electric air cleaner

MASTER BEDROOM & BATH

- 2 skylights with UVA/UVB protective film
- 2 sets of French doors with 2 *Lucite* floored balconies
- Custom closet doors, built-in *California Closets* system, beveled door mirrors
- Crown molding
- *Casablanca* ceiling fan
- Electric dumb waiter
- Instant hot water pump
- Slab crème marble floor, double sink vanity top, shower & bench
- Heated floor and towel rack
- Glass display shelves
- Carrier combination HVAC

SECOND BEDROOM & BATH

- Solid mahogany doors, bookcases, cabinets, chair railing, base & crown moldings
- Wood burning fireplace with granite & mahogany mantle
- Wood blinds
- Padded, linen covered walls & matching roman shades
- Slab granite bathroom floor, shower & vanity top
- Heated granite floor
- Instant hot water pump
- Large closet
- Custom storm windows & screens

COURTYARD

- Custom fencing
- Mature trees and plantings
- Fountain with lily pond
- Brick pavers
- 3 clear *Lucite* floored, wrought iron balconies
- Garage roof deck, copper lined cabinetry
- Irrigation system, landscape lighting and motion lighting system
- Custom seat cushions

GARAGE

- 2 car brick garage
- Beaded ceiling and wall paneling
- Custom cedar closets & ceiling storage cabinets
- Recessed *Sub-Zero* refrigerator
- *Overhead Door*, opener & exterior entry keypad

FACTS

- Lots/Square: 802,805/2532
- Lot size: 2,075 square feet
- Built in 1907
- Zoning: R3
- Total taxes: \$8,500.56 (2010)

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