

Mr. Chairman, Members of the Board:

My name is Deborah Carstens. I live at 2128 Bancroft Place NW, which is immediately adjacent to the subject property. I bought my home in 2007. It's my hope that my daughter & grand-daughters will one day live there. That's why protecting my home is very important to me.

I am opposed to a 2nd story over the garage and the building of a 'breezeway', both of which would diminish my enjoyment of my home.

Let me explain why I'm opposed.

Before I purchased my home, I was pleased to see L'Enfant plaques on both 2128 and 2130. The existence of conservation easements on both properties gave me confidence that major facade and footprint changes could not be made.



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18398

EXHIBIT NO. 52

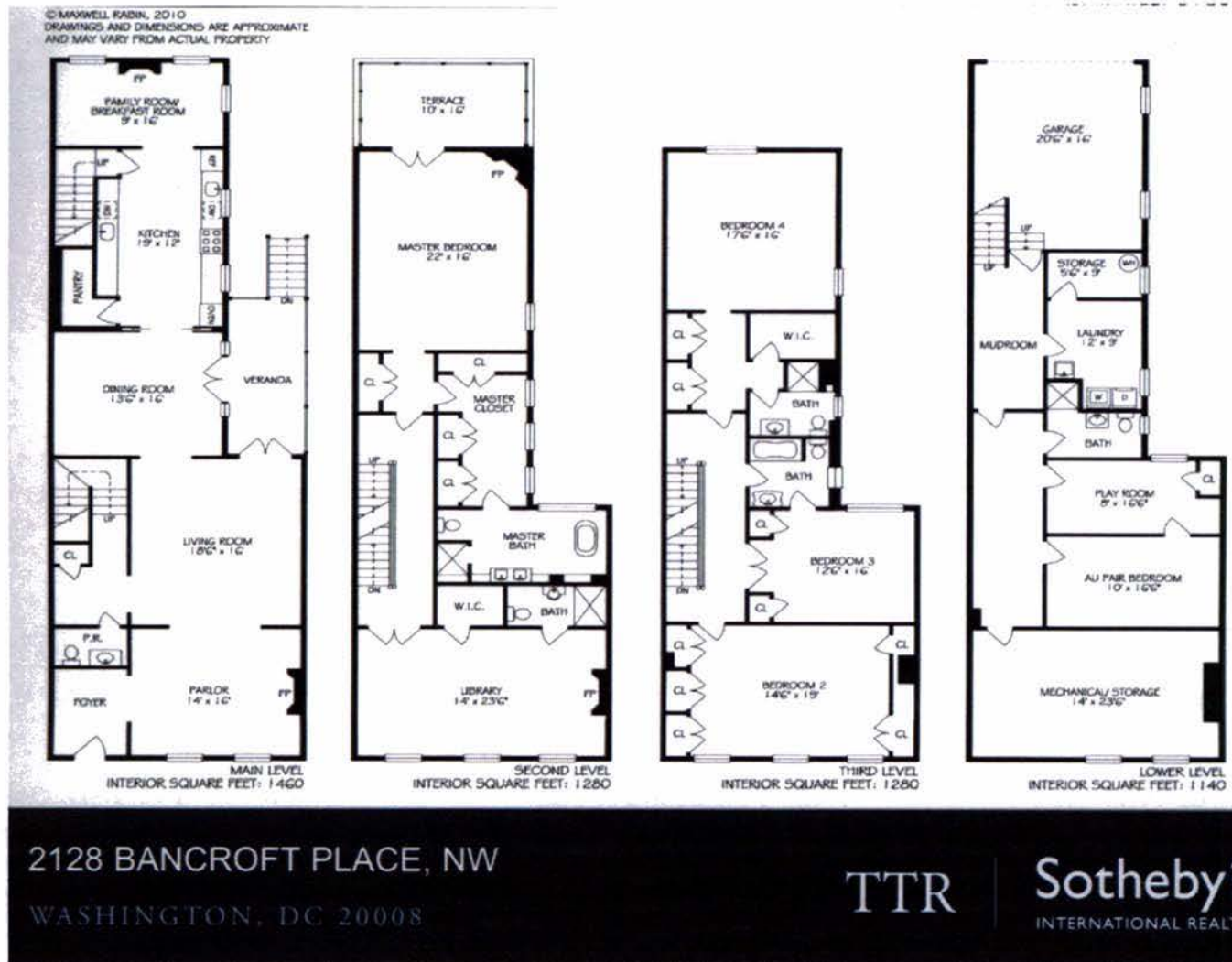


Here is the view from the veranda on my ground floor. You can see the sunlight that I enjoy. The trees you see in this picture are on the Marks property and would ALL be destroyed in order to build the breezeway and 2nd story addition.

The short fence in the center of the picture is where the 11-foot tall brick breezeway would stand. The greenery to the left of that shows the height and position of the proposed 2nd story. All the greenery you see in this picture would be destroyed.

Let's consider the impact from the interior of my home:

My house, 2128, shares a solid brick wall with the neighbor to the east at 2126. Therefore the design of my house and its light sources are all oriented to the west, towards the Marks' property.



On the ground floor we have 5 western-facing windows and 2 double glass-French-doors opening to the veranda. The addition of a 2nd story over the Marks garage and adding a 'so called' breezeway (which is really a solid wall to us) would box us in -- dramatically reducing sun, light, air, view and making a joke of our floor plan.

Here's a photo walk-thru showing the impact to me of the Marks' plan. We'll start on the main floor at the back of the house and work forward.

Here's the view from my breakfast room at the rear of the house that shows the light, plants, air I presently enjoy. This will be replaced by a solid wall if the Marks build a 2nd story on their garage.



Moving forward to the kitchen, there are two windows facing west. This light will be cut off by both a 2nd story addition and the solid wall of a 'breezeway'.



Moving forward to the Dining Room: glass, double-French-doors with side lights open to the veranda. This view looks from my dining room to the veranda. Instead of sun, light, air, I would see the solid brick wall of their breezeway.



On the veranda:

Notice everything is designed for sunlight – even the low fence is slatted, not solid, so sunlight comes thru. The Marks propose ripping out the tall trees and replacing them with a 11' solid wall down the property line, which they call a breezeway. To construct a solid wall inches from my fence would darken this area and create a box or tunnel effect on my property.

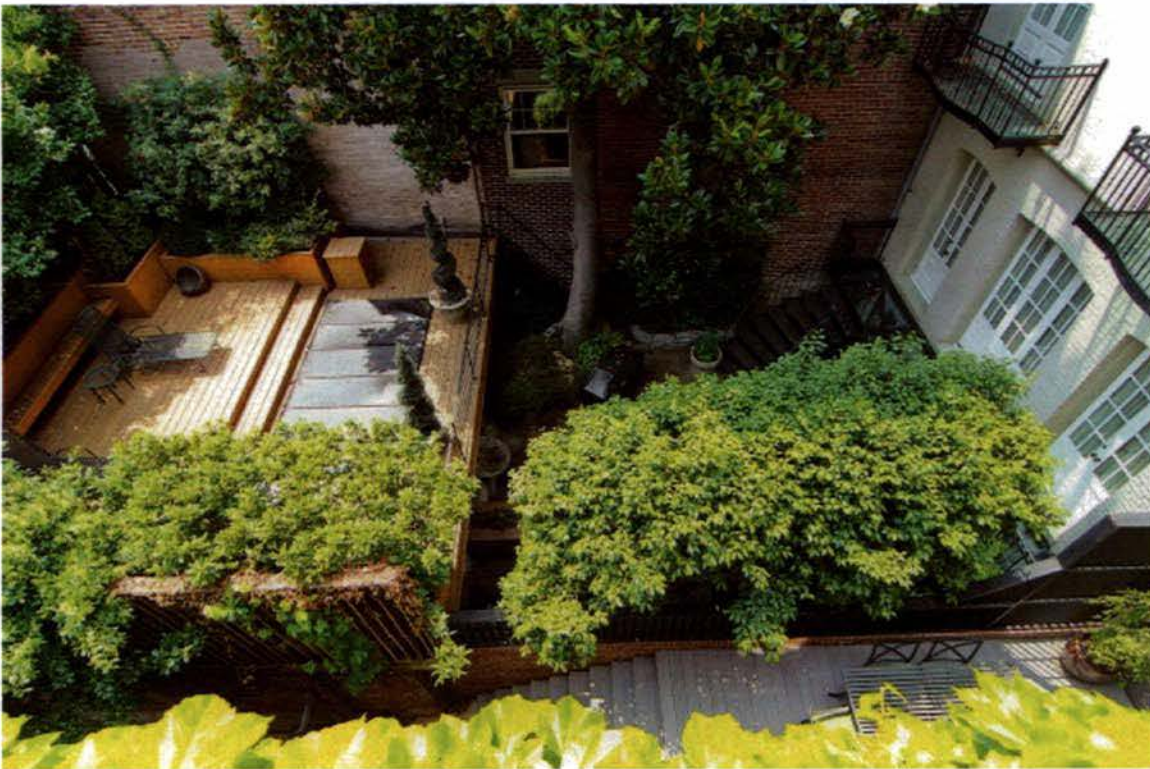


Moving forward to the Living Room: these French doors, which open to the veranda, would instead look into a tunnel-like space if a solid wall is built on the property line.



Let me pause at this point to say that I did meet with the architects, who were very helpful in answering my questions about how the proposed construction would affect my property. That said, the fact remains that when I look out my windows, I will see a solid brick wall rising up right next to my veranda that will block the air and light that I currently enjoy.

Going upstairs, here's a view of the Marks back yard from my Master bedroom window. The proposed breezeway would run from the three doors on the right of the picture, along the property line on the bottom, to the left where the deck is now. All the greenery shown in lower half of this picture would be ripped out.



Sunlight into my 2nd story windows will be diminished if they build a 2nd story over the garage. Here's the sunlight & open space I currently have from my Master Bedroom:



The master bath and dressing area windows would also be affected by the Marks building a 2nd story:



And here are three views from the upstairs bedrooms that would be diminished if this project is approved. (PAUSE)



It seems that the protections for neighbors in Section 223 are written to prevent this exact situation. I hope I've shown you that the enjoyment of my property would be dramatically diminished by the suggested alterations.