

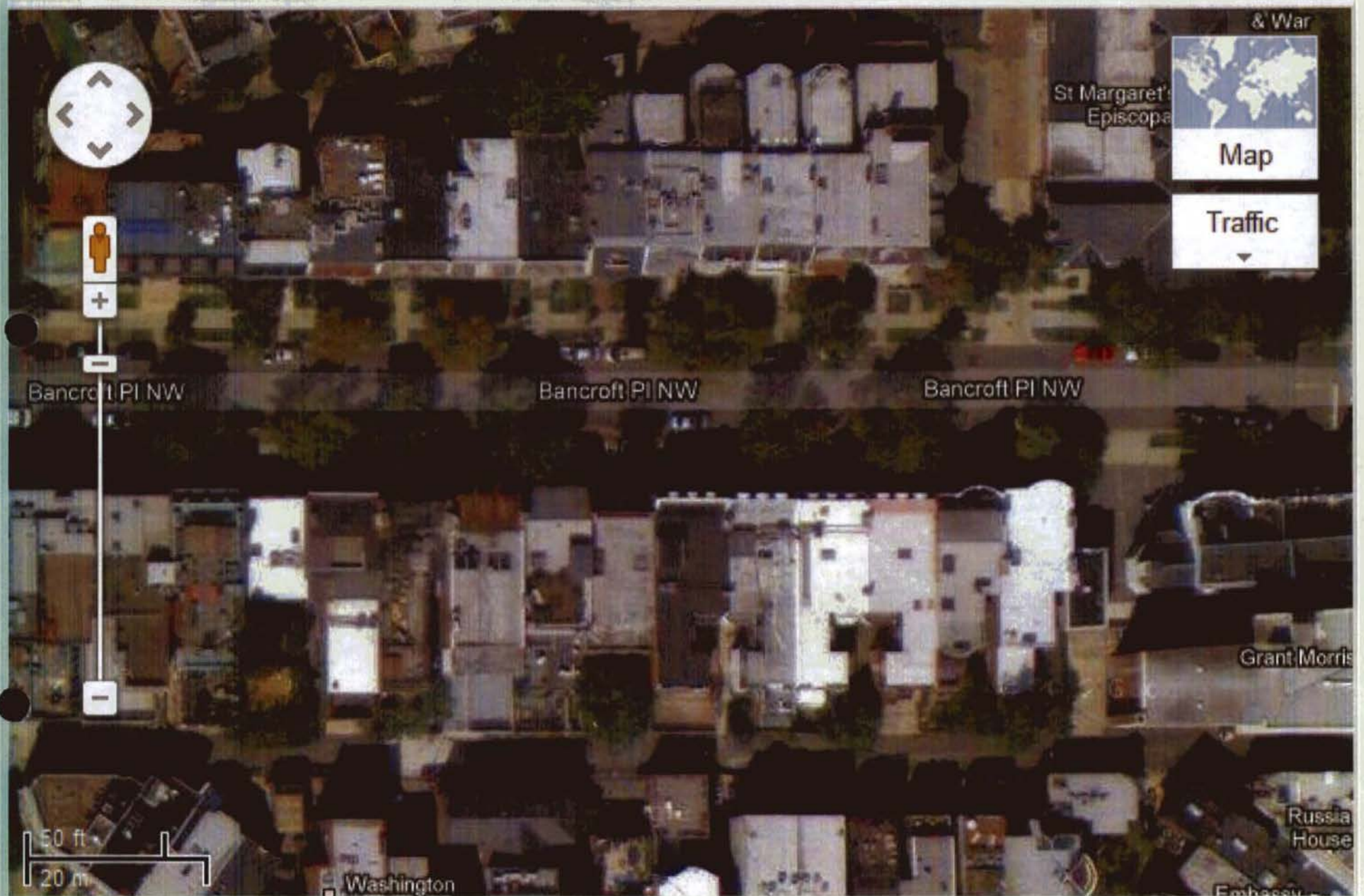
BZA Case No. 18398

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18398
EXHIBIT NO. 53

Presentation by
Deborah Carstens,
Norman Pozez & Melinda Bieber,
Marie Drissel and
Sheridan-Kalorama Historical Society

Summary of testimony

- Section 223 focuses on the effect on immediate neighbors' "light and air" and whether "enjoyment" of their property will be "unduly compromised."
- Individual neighbors will testify directly as to the effects of this proposal on them.
- Whether "enjoyment" of one's home is "unduly compromised" here requires consideration of the scenic, open space and architectural façade easement on this property and most houses on this block. Easements obtained as part of a joint effort to benefit all owners.
- The easement bars the proposed construction even if BZA approves an exception. Thus, hearing an exception case at this time puts the cart before the horse.



The row houses of Bancroft Place, 2100 block



2128, 2130 and 2132 Bancroft Place



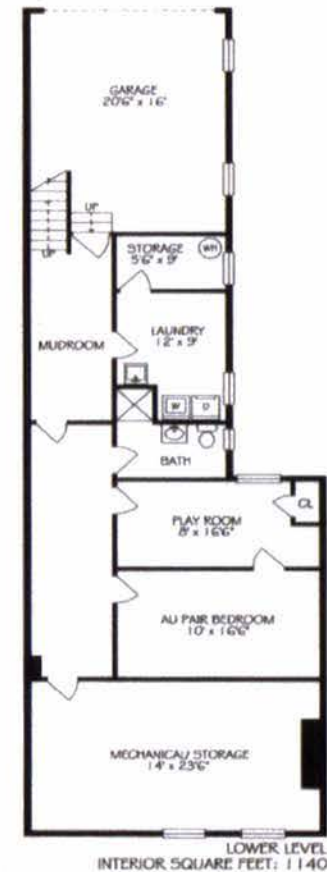
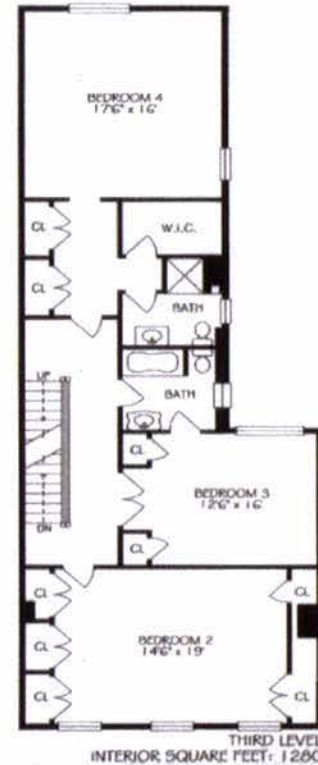
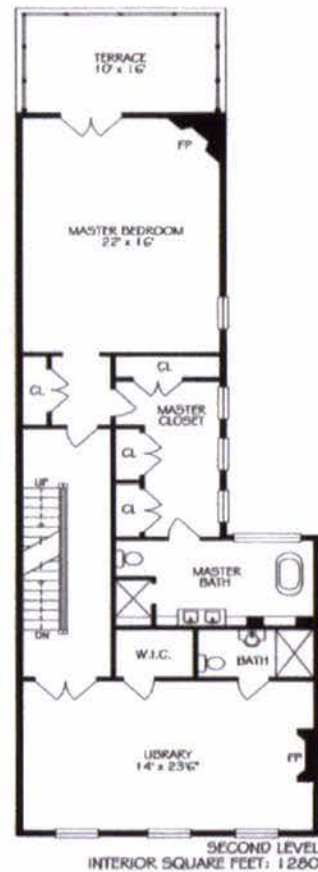
L'Enfant Trust preservation plaque



The view from the veranda at 2128, looking towards 2130 and the rear.

2128 Bancroft Place, NW Floor plan

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DRAWINGS AND DIMENSIONS ARE APPROXIMATE
AND MAY VARY FROM ACTUAL PROPERTY



2128 BANCROFT PLACE, NW
WASHINGTON, DC 20008

TTR

Sotheby's
INTERNATIONAL REALTY

2128 Bancroft Place, NW



View from breakfast room on main floor, showing light, air and view that would be blocked by construction

2128 Bancroft Place, NW



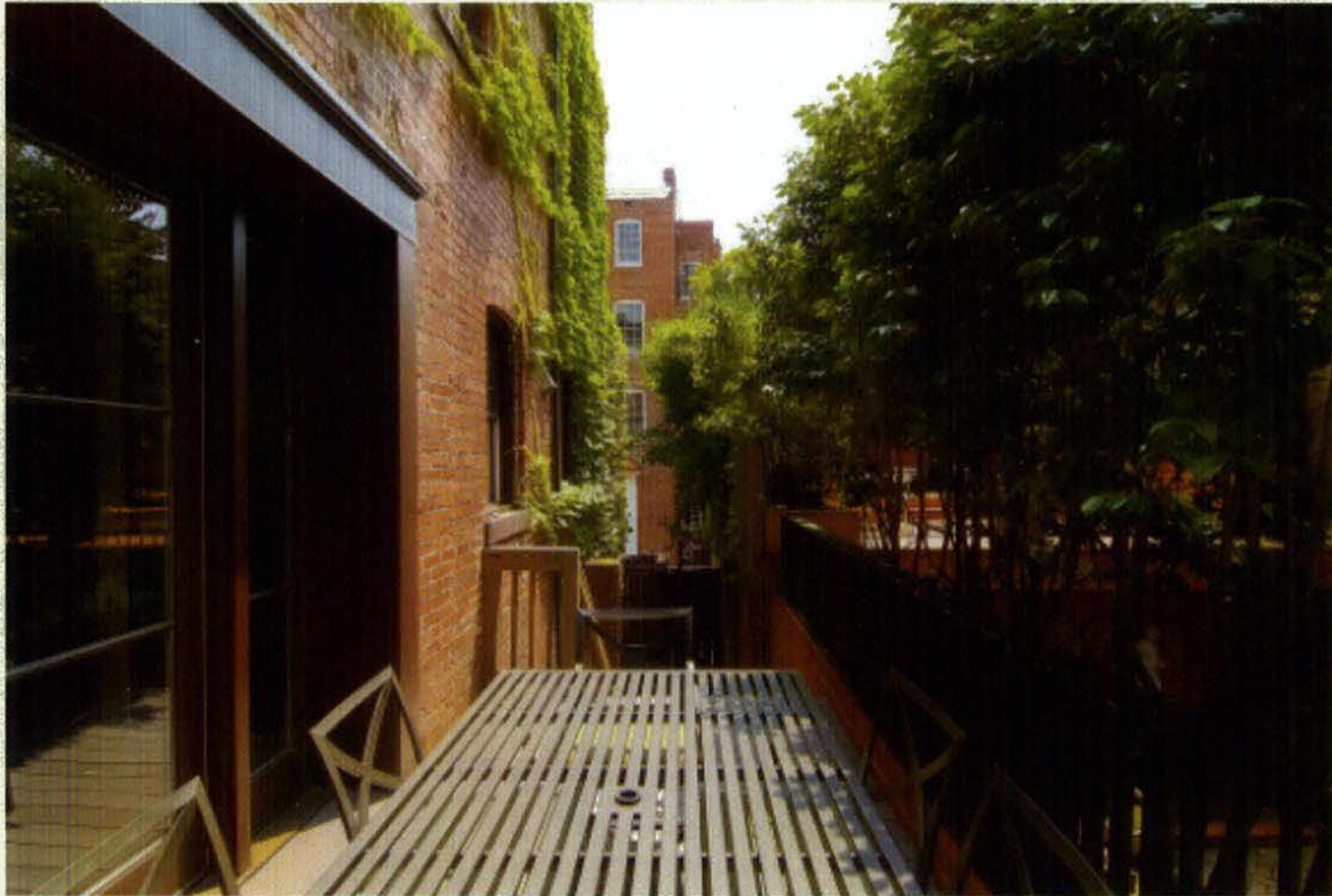
View from kitchen on main floor, showing light, air and view that would be blocked by construction

2128 Bancroft Place, NW



The view onto the dining room onto the veranda, where the breezeway will stand.

2128 Bancroft Place, NW



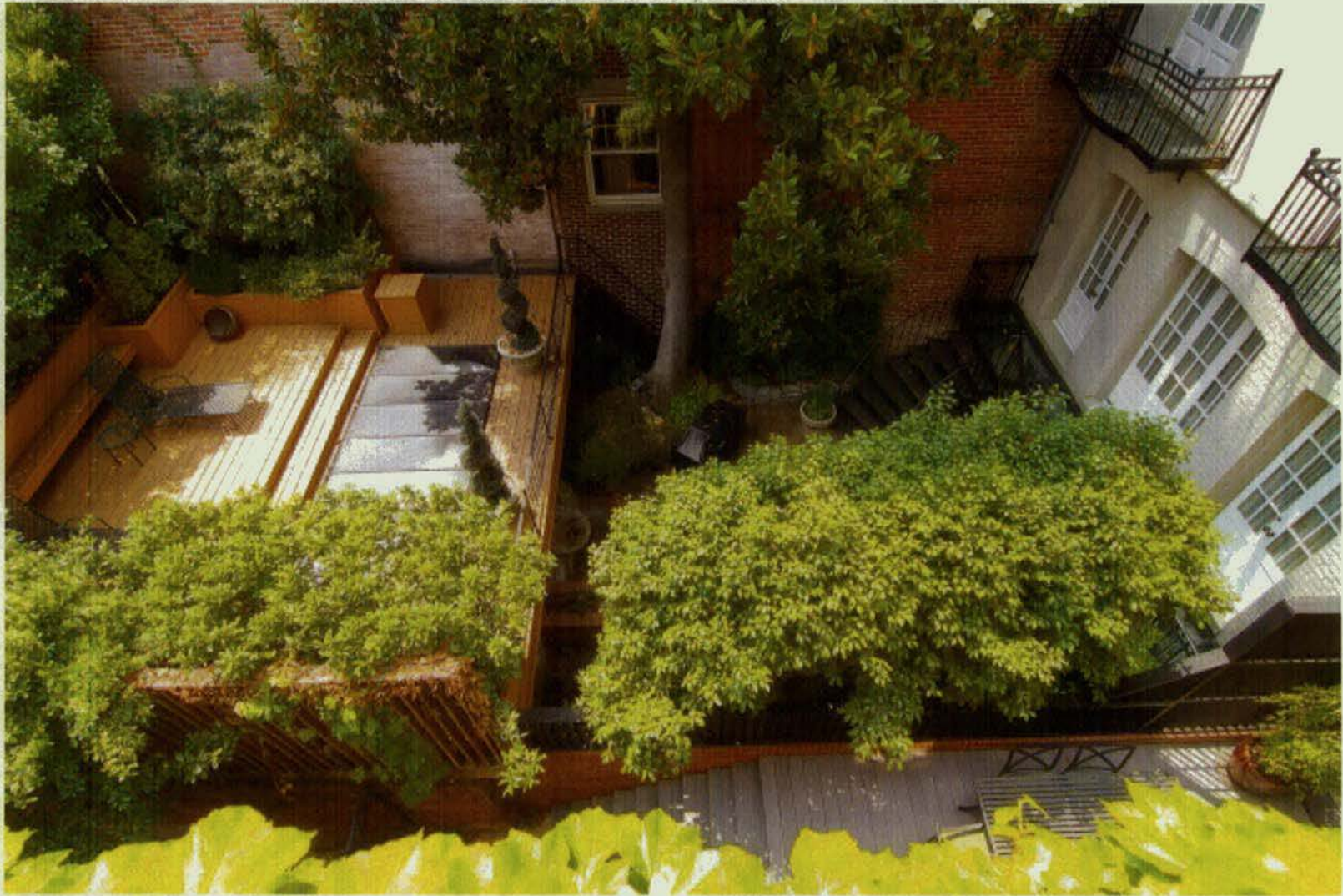
Another view from the veranda looking to the rear of the house.

2128 Bancroft Place, NW



View from the living room, which will be blocked by the proposed construction..

2128 Bancroft Place NW



The view from the roof. The breezeway will connect the main floor at the right of the house to where the deck is located. The greenery at the bottom will be destroyed.

2128 Bancroft Place NW



Top: Light and air from master bedroom. Bottom: light and air from 2nd floor bathroom and dressing room.

2128 Bancroft Place, NW



Views negatively affected by proposed construction.

2130 Bancroft Place, NW



Former ballroom and current living room

2130 Bancroft Place, NW



Lower level kitchen and dining room.

2130 Bancroft Place, NW



Master bedroom and guest bedroom on the second floor

2130 Bancroft Place, NW



View of the garden and deck; 2128 on left, 2132 on right.

2130 Bancroft Place, NW



View from the deck. Breezeway will block windows shown on the right.