

HITCHCOCK LAW FIRM PLLC
5614 CONNECTICUT AVENUE, NW • No. 304
WASHINGTON, D.C. 20015-2604
(202) 489-4813 • FAX: (202) 315-3552

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CORNISH F. HITCHCOCK
E-MAIL: CONH@HITCHLAW.COM

26 December 2012

Hon. Lloyd Jordan, Chairman
District of Columbia Board of
Zoning Adjustment
441 Fourth Street, NW Suite 200S
Washington, DC 20001

Re: BZA Case No. 18398 (2130 Bancroft Place, NW)

Dear Chairman Jordan and members of the Board:

I am submitting with this letter the proposed Findings of Fact and Conclusions of Law of the intervenors opposing the application in this case (Deborah Carstens, Melinda Bieber and Norman Pozez, Marie Drissel and Sheridan-Kalorama Historical Association). The filing is being made this date under section 3110.2, owing to the closure of the District Government on the 24th.

Thank you for your consideration of this submission.

This document is being served this date electronically and by first-class mail, postage prepaid, upon Allison C. Prince and Cary Kadlecek, Goulston & Storrs, 1999 K Street, NW Suite 500, Washington, DC 20006 and upon Advisory Neighborhood Commission 2D, 2122 California Street, NW, Washington, DC 20009.

Very truly yours,



Cornish F. Hitchcock

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18398
EXHIBIT NO. 60

Board of Zoning Adjustment
District of Columbia
CASE NO.18398
EXHIBIT NO.60

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

APPLICATION NO. 18398 OF KENNETH AND ELLEN J. MARKS pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy (section 403), rear yard (section 404), and nonconforming structure (subsection 2001.3) requirements to allow the construction of an addition to an existing one-family row dwelling in the R-3 District at premises 2130 Bancroft Place, N.W. (Square 2532, Lot 802).

HEARING DATE: November 7, 2012

DECISION DATE: January 8, 2013

DECISION AND ORDER

This case began when Kenneth and Ellen J. Marks applied for a variance from the lot occupancy (section 403), rear yard (section 404), and nonconforming structure (subsection 2001.3) requirements in order to construct an addition to an existing one-family row dwelling in the R-3 District at 2130 Bancroft Place, N.W. (the "Property"). As originally conceived, the applicants sought zoning relief in order to construct a "conservatory" with a glass roof that would cover the open space in the middle of the property, with a catwalk along the western property line to connect the front of the house to a proposed master bedroom to be added over the garage. Following meetings with Advisory Neighborhood Commission ("ANC") 2D and neighbors, the applicants revised their plans to place an enclosed above-grade "breezeway" or "hyphen" along the eastern property line to connect the front of the house with a proposed master bedroom to be added over the garage. This revised proposal required special exception relief under section 223 of the Zoning Regulations because the breezeway would expand the lot occupancy from 62% to 70%. The Board heard testimony from the applicants and neighbors on November 7, 2012 and kept the record open to receive the report of ANC 2D. Upon consideration of the full record in this case, the Board determined that the application should be denied.

PRELIMINARY MATTERS

Notice of Public Hearing. Pursuant to 11 DCMR 3113.13, notice of the hearing was sent to the applicants, all owners of property within 200 feet of the subject site, ANC 2D and the Office of Planning ("OP"). Notice on the property regarding the application and public hearing was provided, and an affidavit of posting was filed. The hearing was originally set for September 18, 2012, but was postponed until November 7, 2012 at the request of the ANC and some neighbors.

**INTERVENORS' PROPOSED FINDINGS
OF FACT AND CONCLUSIONS OF LAW**

ANC Report. ANC 2D submitted a report indicating that at a regularly scheduled meeting with a quorum present, the ANC voted to recommend denial of the application after devoting part of four ANC meetings to this application. For the reasons cited in its report, the ANC agreed with testimony of neighbors that the applicants did not meet the standards for obtaining an exception under section 223 because of the adverse effect on neighbors' light and air and the diminishment of neighbors' enjoyment of their property. ANC 2D is automatically a party here.

Party status. As a preliminary matter, the Board considered and granted applications to appear as parties in opposition from the neighbors who own property on either side of the subject property: Deborah Carstens (2128 Bancroft Place, N.W.), Norman Pozez and Melinda Bieber (2132 Bancroft Place, N.W.); the neighbors who live across the street from the subject property: Marie Drissel and Curtis Bristol, M.D. (2135 Bancroft Place, N.W.); and the Sheridan-Kalorama Historical Association ("SKHA"), which sponsored the creation of the Sheridan-Kalorama Historic District, where the Property is located, and which works to protect the character of the contributing buildings in the neighborhood and the character of the Historic District generally. The Board also received an application for party-in-opposition status from Protect Our Green Space in Sheridan-Kalorama, which was denied, although the organization was allowed to testify as a person in opposition.

Other persons in support/opposition. There were no other applications for party status, nor were there any letters of support or testimony in support from any organization, adjacent neighbor or person from any part of Sheridan-Kalorama.

Government reports. The only agency report was from the Office of Planning, which recommended approval of the special exception on the ground that the criteria in section 223 had been satisfied.

FINDINGS OF FACT

The site and surrounding area.

1. The Property is a row dwelling located at 2130 Bancroft Place, N.W. The Property consists of two stories plus a basement (holding a kitchen and dining room) in the front of the house; an open courtyard in the middle; and an accessory two-car garage at the rear of the property. The Property is located in an R-3 zone. The Property shares a property line with the two houses on either side of it, but there are no side yards, and the garage extends to the rear lot line.

2. The Property is improved with a two-story, single-family row dwelling that was built circa 1907. It was originally a one-story ballroom that was part of

the adjacent building at 2128 Bancroft Place, N.W. A second story was added in 1926, and the building became a separate single-family dwelling in 1960, which has been used continuously as a residence for over 50 years and is occupied today by a family to whom the applicants are renting the Property.

3. The neighborhood consists primarily of similar two- and three-story row dwellings, many of them built before adoption of the Zoning Regulations.

The proposed development.

4. The applicants wish to add a floor on the front portion of the house as well as a master bedroom on top of the garage. The applicants originally proposed to connect the two sections of the Property, as improved, by enclosing the entirety of the open space in the middle of the Property with a glass roof. This new enclosed "conservatory" would convert the open space into an enclosed portion of a single dwelling; in addition, the conservatory would connect the front and rear portions of the house, as improved, by a catwalk along the west wall of the Property, thus linking the main floor at the front of the house with the new master bedroom at the rear of the house. (Because the Property slopes from north to south, it was proposed to connect the two portions of the dwelling in this manner.)

5. The rationale for variance relief was that the dwelling needed to be updated to make it what the applicants deemed as "more functional and more suitable for modern living standards, given that they had recently bought the Property so that they could "age in place" there.

Zoning relief needed.

6. This original design proposal required three forms of variance relief, given that creating a single dwelling in this fashion on approximately 90% of the Property would violate limitations on lot occupancy (section 403), rear yard coverage (section 404), and non-extension of a non-conforming structure (subsection 2001.3).

7. Following meetings with the ANC and neighbors, the applicants modified their proposal to remove the glass roof and the "conservatory" concept. Instead of a proposed catwalk along the west side of the Property, the applicants proposed what they called a "breezeway" or "hyphen" on the east side of the Property. The floor of this breezeway would lie approximately six feet, 11 inches above the ground and connect the main floor at the front of the house with the new master bedroom over the garage. This breezeway would be fully enclosed, heated and cooled, contain a half-bathroom, and exist as a part of the dwelling, as improved. The breezeway would appear to residents of 2128 Bancroft Place as a wall 11 feet, six inches high,

topped by a railing (Tr. 162), right on the property line.

8. Because this “breezeway” would extend the non-conformity of the lot occupancy from 62% to 70%, the applicants switched their request for zoning relief from a variance to a special exception under section 223 of the Zoning Regulations, which deals with expanding the lot occupancy of a single-family dwelling.

9. For purposes of this application, section 223.2 requires an applicant to demonstrate that:

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

10. The Board heard testimony in support of the project from Kenneth Marks, one of the applicants, and from Arthur Lohsen and James Martin, the architects who were qualified as experts. Their testimony focused on how the breezeway does not, in their view, adversely affect the neighbors light and air or their enjoyment of their properties. Their testimony relied on (a) shadow studies that showed what was described as a “minimal” impact on light and air at 2128 Bancroft Place, (b) the fact that many other houses in this neighborhood have a third story on the front, as is being proposed here, and (c) the lack of open space or a courtyard in a number of dwellings on this block, thus making many of these dwellings more non-conforming than 2130 Bancroft Place in terms of lot occupancy.

11. Stephen Gyor testified in favor of the application on behalf of OP, which concluded that the design proposal would not be out of character with other dwellings in the area and that the non-conforming features would not have an adverse impact on neighbors. He did acknowledge, however, that OP did not perform any independent light or shadow studies. The OP report also noted that one of the reasons OP viewed the proposal as not having an adverse impact on neighbors was the fact that the “revised application preserves the majority of green space in the applicant’s rear yard, including the existing magnolia tree” that is next to 2132 Bancroft Place. This rationale was rebutted at the hearing, however, when photographic evidence demonstrated that none of the current greenery in the courtyard would be preserved and when Mr. Marks testified that he would take down the magnolia tree in any event (See Ex. 53, p. 13).

12. Opponents included the neighbors granted party status (Ms. Carstens, Mr. Pozez and Ms. Bieber, Ms. Drissel, and Kindy French for SKHA). In addition James Pepper testified on behalf of Protect Our Green Space in Sheridan-Kalorama. Ms. Carstens' testimony demonstrated verbally and through pictures the light and air that are currently available to her at 2128 Bancroft Place and how the construction of an 11-foot, six-inch wall adjacent to her property would adversely affect her light and air as well as her enjoyment of her property.

13. The Board also heard testimony from the neighbors at 2132 Bancroft Place (Mr. Pozez and Ms. Bieber) that the breezeway should not be viewed as a stand-alone addition or improvement; it has no independent function and thus should be viewed as part of a broader plan to add a third floor to the front of the house and a second floor to the garage, which would mean construction along the party wall that separates their house from the Property. The proposed construction would thus adversely affect their enjoyment of their property given the noise and pollution of such an addition, the negative effects of a HVAC condensing unit next to their rear terrace. In addition, new construction was inevitably going to lead to structural damage and water problems at a 105-year-old house.

14. Marie Drissel, a long-time resident of the area, testified that there is no need to update the house to bring it up to "modern standards." She noted that she had lived on the block for over 30 years, knew the prior owners, and knew that the prior owners had made substantial improvements in the property, with one of them spending hundreds of thousands to modernize the dwelling. Her testimony included slides from a real estate web page before the Property was sold to the applicants that showed the interiors of the dwelling and the extent of the renovations.

15. Kindy French, on behalf of the Sheridan-Kalorama Historical Association, testified that the dwelling had been used as a single-family residence for over 50 years. She noted that to the extent other houses in the neighborhood may exceed the current lot occupancy requirements, those houses were built before the Zoning Regulations took effect and were thus "grandfathered." She added that the configuration of 2130 Bancroft Place was similar to that of other dwellings in the neighborhood with a courtyard in the middle of a property; thus, approving the exception would adversely affect neighbors' enjoyment of their homes in this case, but could also set a bad precedent. To buttress the point, she showed slides from various blocks in the neighborhood with similar configurations that could be adversely affected by a decision here granting the special exception.

16. James Pepper testified on behalf of Preserve Our Green Space in Sheridan-Kalorama. He noted that the green space in the courtyard next to 2128 Bancroft Place will be eradicated under the proposal. He noted too that the

proposed breezeway is an elevated living space with a hallway and half-bath that will eliminate one-quarter of the open space on the Property. Moreover, the proposal will compromise the garden, wall off the space from neighbors, and reduce sun and light. His organization viewed the proposal to add a roof garden to the top of the proposed new bedroom as insufficient to compensate for the loss of green space. He noted, in line with SKHA, that there are over 40 properties in the neighborhood that have a similar configuration, with green space in the middle, and even more if one counts detached homes.

17. An issue that arose at the hearing centered on the fact that the Property is subject to a conservation easement, held by the L'Enfant Trust, that was entered by the prior owners, that binds future owners such as the applicants, and that requires the facade, building and property to "remain essentially unchanged," except for minor landscaping. This conservation easement was submitted by the parties in opposition as part of their pre-hearing submission. They argued that the easement is relevant because it is "in perpetuity," because the proposed changes exceed the limits of the flexibility that the easement allows, and because (even if the proposed changes could be allowed), any such alterations require prior approval by the L'Enfant Trust. The L'Enfant Trust has declined to comment on the matter pending the Board's ruling in this case, and the intervenors urged, at a minimum, that the Board defer any action until after the L'Enfant Trust had indicated that the alterations could even be built.

18. The Board ruled inadmissible any testimony as to this conservation easement, explaining that the Board did not have "jurisdiction" over the easement. The Board did allow the intervenors' counsel to argue that the easement was highly relevant because the affected Property and the Property and the neighbors' properties are among the 19 of the 25 eligible properties on Bancroft Place that are subject to similar conservation easements. Thus, it was argued, because the easements are so widespread on this block, because they are perpetual in nature, and because the easements impose limits not contained in the Zoning Regulations or historic preservation regulations, the easements set a baseline for determining what defines a neighbor's enjoyment of his or her neighborhood under section 223. The issue, the neighbors argued, did not involve who had jurisdiction over the easements, but the fact remains that the easements exist, they define neighbors' expectations, and they should therefore be considered relevant to the enjoyment of neighbors' properties. Despite this proffer, the Chairman reiterated the ruling that the Board would not consider testimony about any conservation easements, and the neighbors altered their testimony accordingly.

19. A disputed issue of fact was the effect of the proposed addition on the light and air at 2128 Bancroft Place. The applicants relied exclusively on shadow

studies (Ex. 45B), which purported to show that the effect would be minimal at best. By contrast, intervenors introduced photographic evidence indicating that there is significant sunlight reaching Ms. Carstens' house even on a cloudy day (Tr. 203). Particularly relevant are the photographs showing sunlight reaching Ms. Carstens' veranda and through windows of the main floor; this would be eliminated if an 11-foot, six-inch wall were built on the property line immediately adjacent to her veranda (Ex. 53, pp. 9-12). This photographic evidence is compelling, as it shows sunlight reaching the interior of the dwelling through a slatted fence that stands where a solid, new wall would be erected and would be taller than the current fence.

20. After reviewing the evidence, the Board credits Ms. Carstens' testimony that the proposed new construction would have an unduly adverse effect of her light and air. Also, the Board notes that the veranda on her property is long and narrow, such that the addition of an 11-foot, six-inch wall plus railing right on the property line would create a "tunnel effect" that would adversely and unduly affect enjoyment of her property.

21. The Board also credits intervenors' testimony that the proposed "breezeway" should not be viewed in isolation in the Board's consideration of the factors outlined in section 223. The breezeway has no independent function, nor is it (as intervenors' pre-hearing memorandum put it) a "bridge to nowhere." The breezeway is intended to facilitate the construction of an additional story on both the front and back of the house and garage at 2130 Bancroft Place. As the proposed construction would be up to the property line on both sides of the Property, there would be adverse effects on the enjoyment of the properties on either side. Ms. Bieber, who lives at 2132 Bancroft Place, described without contradiction the likelihood of structural and water damage, particularly if the applicants remove the large magnolia tree that is at the property line of 2130 Bancroft Place.

22. The Board acknowledges OP's report and testimony in favor of the application. The Board cannot agree with OP's conclusion, however, inasmuch as OP did no independent analysis of the effect of the proposal on Ms. Carstens' light and air, but relied on the applicants' shadow studies and apparently did not have the benefit of the photographic evidence showing light and air reaching the property through fencing will be made solid if the Board grants the application.

23. Moreover, OP concluded that neighbors' enjoyment of their property would not be unduly affected in part because the tree cover, foliage and other greenery in the open courtyard at 2130 Bancroft Place would remain unaffected. Testimony at the hearing demonstrated, however, that OP's premise is factually incorrect. The wall will be constructed where there is currently thick greenery running along the south property line separating 2130 Bancroft Place from 2128

Bancroft Place. In addition, Mr. Marks testified that he plans to chop down the mature magnolia tree near the property line between 2130 Bancroft Place and 2132 Bancroft Place (Ex. 53, p. 13). While there will be a new, green roof on top of the proposed new master bedroom, there will be significant loss of existing greenery on this Property, a concern voiced by Sheridan-Kalorama Historical Association and Preserve Our Green Space in Sheridan-Kalorama. This loss is significant, as witnesses provided convincing testimony that the configuration of 2130 Bancroft Place, with its open courtyard and significant greenery, is representative of a number of other properties that neighbors enjoy in the neighborhood.

24. Thus, the Board has carefully considered OP's testimony and gives it the "great weight" required under the Zoning Regulations. The Board cannot concur in OP's conclusion that there will be no undue compromise as to neighbors' enjoyment of their property. This finding rests on testimony that was apparently not considered by OP, but was presented at the hearing and that the Board finds persuasive.

25. Along the same line the Board acknowledges the applicants' point that a number of other houses on Bancroft Place have lot coverage that substantially exceed the 70% allowance sought here, including the two neighboring houses. Intervenor's do not dispute the point that a number of buildings in the area do not conform to 60% or even 70% lot coverage. That fact does not affect the analysis here. Bancroft Place is in an older, densely-built, well-established neighborhood, where many houses were built prior to adoption of the Zoning Regulations. Moreover, as the SKHA testimony demonstrated, 2130 Bancroft Place is similar in character to a number of other properties in this neighborhood in terms of the amount of green space that is currently available.

26. ANC 2D has submitted a report urging that the Board deny the application. The ANC's report echoed the concerns raised by intervenors, namely, that the light and air at Ms. Carstens' property would be adversely affected; that the proposed exception would reduce green space in Sheridan-Kalorama and that the proposed construction would adversely affect the neighbors' enjoyment of their properties on both sides. As indicated above, the Board agrees with these assessments and thus has given the ANC's recommendation the "great weight" to which it is entitled by law.

27. ANC 2D did raise a separate point that the existence of conservation easements affecting this Property, 18 other properties on Bancroft Places and other properties in this neighborhood should be considered as establishing the baseline for neighbors' expectations as to enjoyment of their property, given that the easements are perpetual in nature and are widespread in Sheridan-Kalorama; moreover, when the applicants recently purchased the Property, they did so with full

knowledge that a conservation easement was in place and may not allow the construction of an addition, even if the Board and other District government agencies should grant approval as to issues within each agency's purview. The Board has duly considered this point and understands the ANC's concern on behalf of the neighborhood. The Board nonetheless adheres to its position that the point cannot be considered because the Board has no legal jurisdiction over any easement. The Board has thus given "great weight" to the ANC recommendation, although it disagrees that the Board has jurisdiction to consider this element of the ANC report.¹

CONCLUSIONS OF LAW

The Board is authorized under § 8 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, 799, as amended; D.C. Official Code § 6-641.07(g)(2) (2001)), to grant special exceptions as provided in the Zoning Regulations in an R-3 District, where the addition will not comply with the lot occupancy requirements of § 403, the side yard requirements of § 405, and the open court width requirements of § 406. The Board can grant a special exception where, in its judgment, two general tests are met, and the special conditions for the particular exception are present.

First, there is the general test, namely, that the requested special exception must "be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps" (11 DCMR § 3104.1). Also, the special exception must "not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Map" (11 DCMR § 3104.1). Here, the proposed addition is not "in harmony with the general purpose" of the pertinent zoning regulations covering an R-3 district because the proposed addition would significantly reduce the amount of open space and greenery that is expected in an R-3 zone. Although (as the applicants noted) other buildings in this neighborhood may exceed the permitted lot occupancy, the evidence demonstrated that a number of buildings in Sheridan-Kalorama do maintain and respect the integrity of open space required under zoning rules; the fact that some buildings constructed prior to the adoption of the current Zoning Regulations and Map may lack open space does not diminish the negative effect that this proposal would have in this R-3 zone. In addition, even though the proposed addition will not change the residential use of the Property, it

¹ [Intervenors have drafted this proposed finding to respect the Board's ruling during the hearing, a ruling that preceded the Board's receipt of the ANC report, which emphasized the importance of the easement(s) both as to this Property and the neighborhood generally. Intervenors respectfully ask the Board to reconsider that ruling in light of the ANC report and the points made earlier, although we believe that the application can and should be denied even if the conservation easement point is not considered in assessing the negative effect of this application on the neighbors' enjoyment of their properties.]

will adversely affect neighbors' enjoyment of their property for reasons outlined above.

The second general test is nearly identical to the criteria for the special conditions allowing an exception for certain single-family residences under § 223 of the Zoning Regulations. Under section 223.1, the Board may permit an addition to a single family dwelling where it does not comply with applicable area requirements, such as the lot occupancy and side yard requirements, subject to its not having a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property. We set forth below in italics the specific requirements of section 223, followed by the Board's conclusions as to each of those points:

- 223.2(a) *The light and air available to neighboring properties shall not be unduly affected.* As stated in the Findings of Fact, the Board is persuaded that the light and air available to Ms. Carstens' residence at 2128 Bancroft Place will be unduly affected by the construction of a wall immediately adjacent to her property. It is apparent from the evidence that, notwithstanding the existing fences and greenery on the property line between her dwelling and 2130 Bancroft Place, a significant amount of light and air would be lost by construction of a wall that would block existing light and air and would create a tunnel effect on her property.

- 223.2(b). *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.* The Findings of Fact point out how the enjoyment of neighboring properties will be unduly compromised. In addition to Ms. Carstens' diminution of light and air, the neighbors on the other side (Ms. Bieber and Ms. Pozez) will be adversely affected by construction of additional stories immediately adjacent to their 105-year-old house, the attendant noise and air pollution, and the risks of structural damage and water damage.

- 223.2(c). *The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.* This was not an issue at the hearing. The proposed "breezeway" would apparently not be visible from the street, although the additional story proposed for the front of the house raises issues for consideration by the Historic Preservation Review Board.

- 223.3 *The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.* The Property is in an R-3 Zone and has a non-conforming lot occupancy (62%) that will be extended to the maximum of 70%.

- 223.5 *This section may not be used to permit the introduction or expansion of*

INTERVENORS' PROPOSED FINDINGS

OF FACT AND CONCLUSIONS OF LAW 10

a nonconforming use. This provision is inapplicable.

The Board is required under § 13 of the Advisory Neighborhood Commission Act of 1975, effective October 10, 1975 (D.C. Law 1-21), as amended; D.C. Official Code § 1-309.10(d)(3)(A)), to give “great weight” to the issues and concerns raised in the affected ANC’s recommendations. For the reasons stated in this Decision and Order, the Board finds the ANC’s recommendation to be persuasive.

In reviewing a special exception application, the Board is also required under D.C. Official Code § 6-623.04(2001) to give “great weight” to OP recommendations. For the reasons stated in this Decision and Order, the Board does not find OP’s recommendation to be persuasive.

For the reasons stated above, the Board concludes that the applicants have not satisfied the burden of proof with respect to the application for a special exception under § 223 to allow the construction of additions that do not comply with the lot occupancy requirements of an R-3 zone.

Therefore, for the reasons stated above, it is hereby **ORDERED** that this application be **DENIED**.

VOTE: _ _ _ _ (_____)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

The majority of the Board members approved the issuance of this order.

ATTESTED BY: _____

SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: _____

PURSUANT TO 11 DCMR § 3125.9, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO § 3125.6.

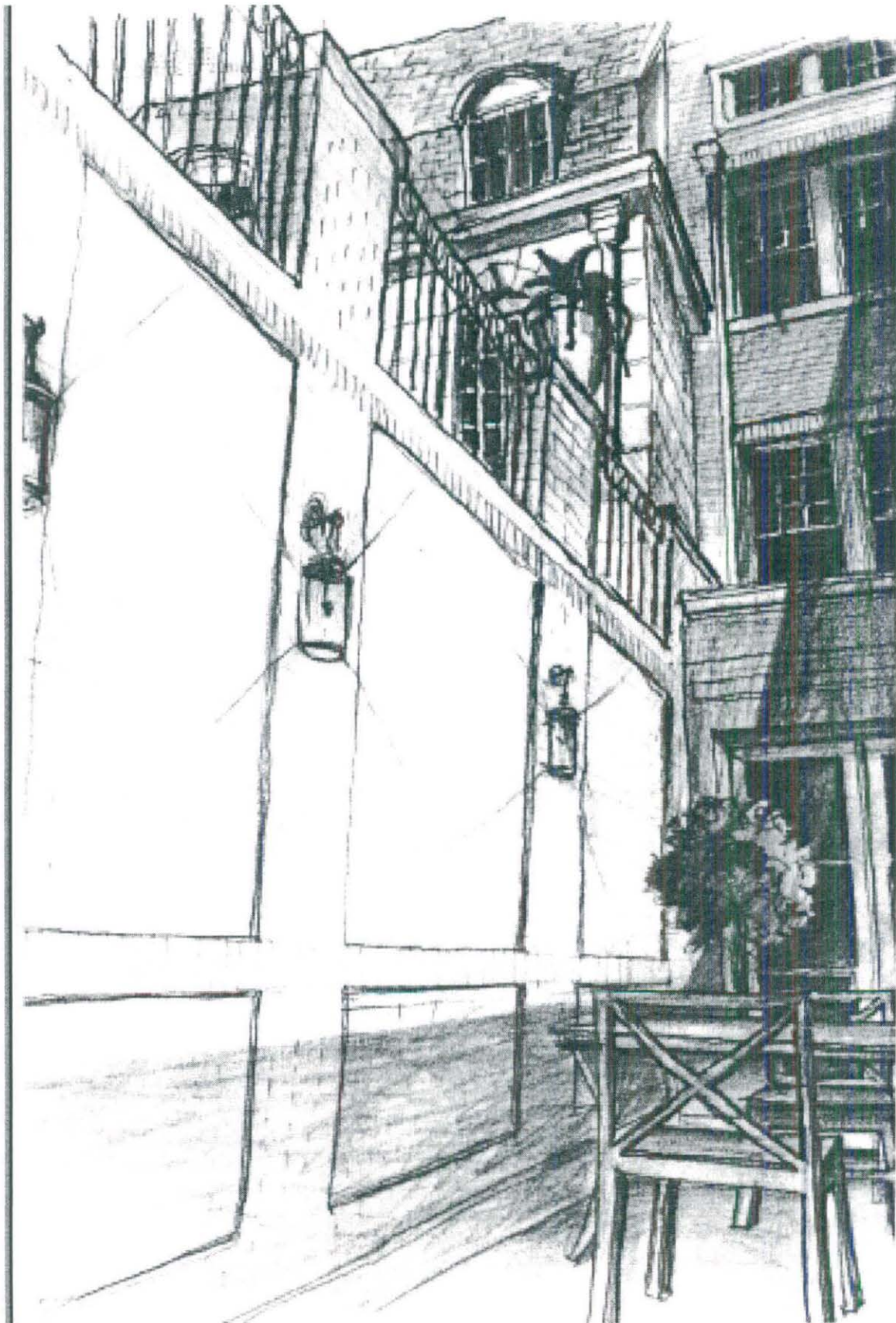


Exhibit 45A, p. 12

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.

12

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.

13