

Dear Board Members:

I am writing in support of the appeal that the Unit Owners' Association of The Erie Condominium filed with the BZA. I own and occupy Unit P3 within Erie Condominium, located at 2351 Champlain Street, NW.

I am very troubled by the development activities next door at 2337 Champlain Street, NW. The owner of that property is building rooftop structures and decking on top of the roof that are too tall. It was my impression that the BZA imposed some important restrictions on development of the site in 2012. Those restrictions were intended to protect my building and its residents. For example, the owner of 2337 Champlain promised to limit the height of the structure on the roof, but the rooftop structure is now much taller than promised. I also understood that the roof of the new building would only be a little higher than Erie's rooftop. Now, I see elevated decking on top of the other roof.

The owner is not complying with your written order or the many promises that were made to you and Erie at the BZA hearing. I do not understand how an owner can simply disregard the board's earlier decision. My building on the other hand has complied with all zoning restrictions, and is now adjacent to a property that is not only in violation of zoning restrictions but has also misrepresented its plans.

It finally became clear in October that 2337 Champlain was going to be taller than promised. Indeed it towers over our deck at 2351 Champlain, even though that building is lower in elevation from the slope of the street heading downhill, going north to south. If this continues apace, every new building will outsize the previous ones for the sake of an advantage over homes built earlier. It also means that regulations and restrictions established by the city and the zoning board will be disregarded as a matter of course, as the owner of 2337 has ignored regulations and misrepresented plans for the building.

I hope that you will consider the appeal carefully.

Yours sincerely,



Lee Smith

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Apt P3