

William Myles Taylor &  
Anna Clara Aurilio  
2134 Leroy Place, NW  
Washington, D.C. 20008-1847

January 31, 2018

Mr. Frederick L. Hill, Chairman  
District of Columbia Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 200 South  
Washington, D.C. 20001

Re: BZA Case 19659 (FSMB) – 2118 Leroy Place, NW Letter of Opposition

Dear Mr. Hill

My name is Myles Taylor of 2134 Leroy Place, NW. My home is within 200 feet of 2118, which makes this project of special interest to me, and, I believe, accords my concerns weighted consideration. Frankly, though, every residence on either side of the street is within that radius and the concerns of their owners should weigh equally heavily in the decision making process. I have been a resident of the Washington area for over 50 years and have lived in my current home for going on five.

I chose Leroy Place as home due to its location within the city, its proximity to my office, the opportunity to own the specific historic home I purchased, and the residential nature of the neighborhood. All factors were significant considerations with the last one receiving especially heavy weight; homes that did not fall into that category failed to make the first cut. This was important to me. I was looking for a home and environment where I could reconnect with and reconstruct a family relationship with my children (and build one for theirs in the future) following a difficult divorce. I believed – and remain convinced – that the environment I created and inhabited, one that *felt* like home, was an important contribution to their successful reintegration.

And fast forward. I have since remarried and share my home with my new wife and 13-year-old step daughter. Our neighbors across the street include three young children who are infatuated by my dog (one of many on the street). Next door, 2017 saw the second baby in four years join its young family. Our neighbors who live and raised their children in the Ahmadiyya Center deliver meals to neighbors, attended our wedding and joined us for Christmas dinner and the Fourth of July. Our neighbors who, too, live in and are raising their children in the Lubovitch Center, are important, giving members of our neighborhood. They are not just “c3 users.” We are all invested members of an active, involved community.

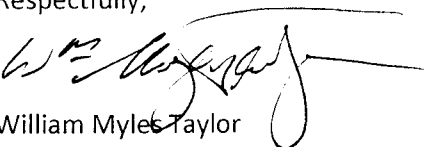
I am extremely concerned that injecting a commercial enterprise – and that is what this at essence is – midblock into our neighborhood will have a profound impact on the nature of the community. Claims that housing 15 to 25 commuting employees and an unknown number of guests will have a *de minimus* effect on what is an already-tight parking situation are simply not credible. The thought that commercial garage parking one or more blocks away at a cost of over \$30 per day or \$275 per month will be the new commuters' default parking choice – as opposed to circling the block looking for open spaces – is similarly incredible. And either further absorbing limited parking by establishing a loading zone or clogging a narrow alley, designed and used for residential ingress and egress, with delivery vehicles is a real problem that also directly impacts members of our community who live on Bancroft Place and have a real stake in this discussion and its outcome.

Parking and delivery issues are just examples of daily problems the community would have to deal with if rezoning is approved for the building's unintended use within our neighborhood. There is a real opportunity cost to communities for commercial conversions – changes in zoning that effectively preclude future residential use and work to the detriment of a property's neighbors and the fabric of the community. The cost includes the loss we suffer when the family, couple, or individual (and all that they bring to the neighborhood and our lives daily) that would otherwise purchase and inhabit the property cannot.

You know that the presence of one non-conforming zoning decision increases the likelihood that other purchasers will also speculatively buy properties with the intent of irrevocably changing zoning and use over the objections of the neighborhood's remaining residents. You're seeing it attempted now.

I think lawyers speak about "slicing the salami" in reference to accruing incremental approvals to create a tipping point geared towards an end that would not otherwise be tolerated. A death by a thousand cuts might be another metaphor. The question is, where do *you* stop slicing the salami, or carving commercial uses out of a residential neighborhood before it's irrevocably altered in character? The fact is, people and systems don't, once they've started, unless they've taken a principled legal stand. That's what I'm asking of you.

Respectfully,

A handwritten signature in black ink, appearing to read "W. Myles Taylor", with a large, stylized flourish extending from the end of the signature.

William Myles Taylor