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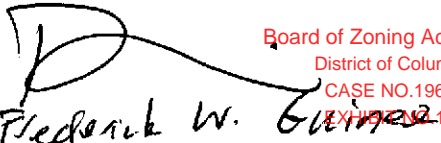
Mr. Frederick L. Hill
Chairman, District of Columbia Board of Zoning Adjustment

Re: BA Case 19659- 2118 Leroy Pl. NW - Supplement to Opposition Letter (Item 77) and Affidavit (Item 123)

To the Chairman:

This letter supplements my previous letter and affidavit, to respond to assertions at or since the Jan. 31 hearing.

1. **No Actual Neighbor Engagement.** Contrary to the applicant's assertions of engagement and cooperation with neighbors, the applicant has never communicated with me, though I live directly across the street.
2. **Mischaracterization of Prior Use.** All sworn testimony, on which the applicant was permitted cross-examination, is of very limited prior diplomatic use of the property by a handful of Colombian government personnel in recent years, yet at the Jan. 31 hearing the applicant's counsel mischaracterized my testimony. He stated that I found use by 25 or more people to be limited, but that is not what I've said. The applicant obtained the "25-40" number from a letter (unsworn and not notarized, item 134) from the *current* Colombian ambassador. The letter artfully does not expressly state when (if ever) "25-40" people might have worked at the subject property itself, during a time when the Colombian government occupied other buildings in DC as well. The current ambassador was appointed in May 2107, has no personal knowledge of prior use of the building, curiously did not have the letter signed by someone who might have had personal knowledge, and was not made available for cross-examination to clarify his letter or the motivations for writing it. As I (and all other sworn eye witnesses) stated, very few people actually worked at the chancery property in recent years, so that is the use that was described as limited.
3. **Applicant's Evolving, Unreliable Narrative.** I've tried to glean the applicant's true plans from its public filings and statements, but they form a particularly unreliable narrative that causes me to suspect the applicant's credibility and reliability. It first informed the community that the property had less than 10,000 square feet of GFA but now says it exceeds 10,000. When trying to gain support, it first informed the community that there would be 8 people working on site (in 8000-10,000 square feet!), but that number now fluctuates between 15 and 25. It informs that Board that it is has strong community engagement, but it never engages with one of the nearest neighbors. The Board should question the applicant's assertions and not require the neighbors to police compliance with them.
4. **Adverse Realities.** People move to and enjoy neighborhoods because of their character, and ours is residential with some diplomatic flavor. That changes with an office building mid-block, and our use and enjoyment adversely change accordingly. DDOT has suggested that 15-25 workers, plus visitors, won't have a substantial traffic impact, but human experience tells us that workers don't hail a cab these days on Connecticut Ave; they summon an Uber, which stops in the sole traffic lane on Leroy. The applicant says that commuters of course would choose to park in garages, but human experience tells us they park for free on the street if they can. Shared bicycle riders don't park at the Rideshare rack two blocks away; they pick up a Lime or similar nearby bike and leave it on the sidewalk in front of the office (residents don't do this). Employee-smokers don't walk to Connecticut Ave. in the wind/rain/snow/heat to smoke; they move away from the office building door and smoke a few yards away, in front of residences (residents don't do this). Delivery trucks don't use an alley that they can't negotiate; they block the street (or if they use the alley, they block it). These are the types of realities of adverse effects on the use of our residential neighborhood properties.


Board of Zoning Adjustment
District of Columbia
CASE NO. 19659
EXHIBIT 146