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January 22, 2018

Mr. Frederick L. Hill
Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, NW
Suite 200South
Washington, DC 20001
bzasubmissions@dc.gov

Re: BA Case 19659 (FSMB) – 2118 Leroy Place, NW –
Opposition to Requested Relief

Dear Mr. Hill:

I am providing this letter in opposition to the request for special exception currently under consideration by the Board of Zoning Adjustment regarding the property immediately adjacent to our current home in DC. I reside at 2114 Leroy Place, NW, with my spouse and twin teenage sons. The recent purchaser of 2118 Leroy Place, NW, the Federation of State Medical Boards (the "Federation"), is seeking a special exception to permit office use by the organization. My family and I oppose the Federation's request because we believe that such relief would have a material negative impact on our residency and the long-term livability of our neighborhood.

My family has resided at 2114 Leroy Place, NW since January 2014, pursuant to the terms of a residential lease with the fee owner, Marcus Watkins. It is our hope to continue such occupancy for the foreseeable future, and the terms of our lease provide for such extended residency.

Board of Zoning Adjustment
District of Columbia
CASE NO.19659
EXHIBIT NO.118

The building adjacent to our home, 2118 Leroy Place, was previously owned by the Government of Columbia. A small number of the Colombian Embassy's employees were housed in the building. Since the commencement of our residency at 2114 Leroy Place, we witnessed very little activity at 2118 Leroy Place relative to public interaction. There were never any lines of visitors at the front door of the building, nor any cab or automobile traffic blocking the street, nor any loud noises emanating from the building, nor any excessive presence of delivery persons or other service providers, nor any other office use activities that may be detrimental to the residential character of our neighborhood. We do not believe that the foregoing would be true if the Federation of State Medical Boards is permitted to engage in general office use at the building. The significant financial investment that the Federation would be making in the redevelopment of the building would mandate a much more extensive use of the property to justify such expenditure.

My family does not wish for our home to be immediately adjacent to a general office building and I believe that the special exception requested by the Federation would impede the daily enjoyment of our home in a material manner. I also believe that granting the permitted special exception to the Federation would set a bad precedent for our neighborhood and would bring about use changes that would irreparably harm its residential character.

I urge the Board of Zoning Adjustment to reject the Federation's request for a special exception on the use of 2118 Leroy Place, NW. Thank you for taking my family's concerns into consideration in your deliberations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Melman', with a long horizontal flourish extending to the right.

Dan Melman