

TESTIMONY IN OPPOSITION TO BZA CASE 19659 (FSMB)—2118 Leroy Place, NW, January 31, 2018
Prepared by Marie Drissel, 2135 Bancroft Place, NW, Washington, DC (within 215 feet)

My name is Marie Drissel. I have been involved in many cases before the BZA as ANC Commissioner in Dupont Circle and Chair of Sheridan-Kalorama ANC.

My relevant personal information to this case:

- Live at 2135 Bancroft Place for 38 years—215 ft from the Federation;
- Had a Colombian intern employed by the chancery live with us from 1996 to 2004 moving one block away for 2 more years and introducing us to employees of Colombian chancery;
- Had 4 dogs for 30 years until 2014;
- Have my home office on the back of our house with a complete view of alley between Leroy/Bancroft Place.

I am going to speak to the declining use of the chancery; the character of Leroy Place and the use of the alley.

Our Colombian young friend required regular official documents to continue his career and education. The relatively small chancery staff declined the entire time he lived with us. The only time I saw any large attendance in the chancery was in 2002 and 2006 for presidential elections. There was a large exodus in about 2007. All visas were processed off site. By 2014 there was a skeleton staff but not vacant. All evening/weekend events were always held at the exquisite ambassador's home 5 blocks south of the chancery at the Dupont Circle Metro stop. The implication that the chancery was filled with employees and events because there were so many offices is just plain false and demonstrates their lack of understanding of the negative impact they will have on us.

My observations about Leroy Place are due to 3 trips a day for 30 years. It is more accurate to say that the conformance with R-3 is over 81%. The two religious entities are there as a matter of right. Further, both of religious entities housed the entire family of the director/rabbi on the top floors of the mosque and synagogue. All 3 chanceries are very small with limited staff, visitors and deliveries. I am also one of those who watch over the American Gold Star Mother's headquarters. The property is maintained as a home with no employees and one of the mothers lived there full time. There are 17 children and 4 dogs living on Leroy Place.

I observe the entire alley from my office. Just one recent observation made on December 9, 2017 (see photo attached) among hundreds is that a small events truck had to drive onto my property and adjacent neighbors to make the turn. Deliveries on Leroy Place are very problematic because it is a narrow one-way street. The north curb cuts make delivery at 2118 Leroy Place a serious problem. The parking has all changed since the chancery sale. The infrequent delivery trucks used to be able to park on the right (south side) and also pull into their diplomatic parking spaces while unloading. That diplomatic parking is no longer available, and parking is now restricted to residences on the south side. Hence the problem which the Office of Planning staff faced immediately when trying to decide what recommendations to make about deliveries—Leroy Place or the alley.

I just walked around the back of the properties at 1832/1834 Connecticut Avenue, commercial adjoined renovated properties within 100 feet of the Federation. With minimal expense (under \$500) these

properties could have a rear loading platform. I do not believe there is any proposed limitation which would address the delivery problem because of the narrowness of this block, curb cuts, its one-way direction, restricted residential parking, loss of diplomatic parking and the alley issues.

I am well aware of your mission to decide zoning adjustment applications on a case by case basis. The Federation wants you to decide this case in their favor and not the residents who are 100% opposed. The Federation wants you to support their purchase of an unimproved property at \$379 per square foot when they could have purchased a fully renovated small commercial property offered at \$740 per square foot with no adverse impact on the residential atmosphere on Leroy Place and in harmony with the zoning plan. Thank you for this opportunity to address the adverse impact and negative change it will bring to the character of Leroy and Bancroft Places.

