Christopher K. Chapin
2136 Leroy Place NW
Washington, DC 20008

April 4, 2000

Board of Zoning Adjustment for
The District of Columbia
441 Fourth Street, N.W. Suite 210
Washington, D.C. 20001

16563

Re: 2134 Leroy Place NW – Case 2341076

Dear Members of the Board of Zoning Adjustment:

I live at 2136 Leroy Place NW across the alley from Mr. & Mrs. Siegel at 2134 Leroy Place. (See map attached.) Our house has the kitchen in the back of the main floor with a breakfast area and a balcony on the alley. The kitchen's floor-to-ceiling windows look out on the balcony and down the alley.

The addition planned for 2134 Leroy Place will extend all the way to the property line on the rear of the house and rise 2 stories into the air. The alley is narrow and houses behind are very close. The District garbage trucks have a difficult time driving up the alley for the twice-weekly pick-up.

The addition will have an adverse affect on our house. As you can see from the map, the view that we have down the alley will be substantially blocked by the addition. We have asked Mr. & Mrs. Siegel to reduce the height of the addition to mitigate the impact. They have agreed and said they will eliminate the clerestory windows on the addition to lower the height of roof by at least one foot. This will help.

I hope that the Board will take this into account and make a ruling with restrictions that mitigate the impact of the addition. If this can be done, we do not object to the application.

Sincerely yours,

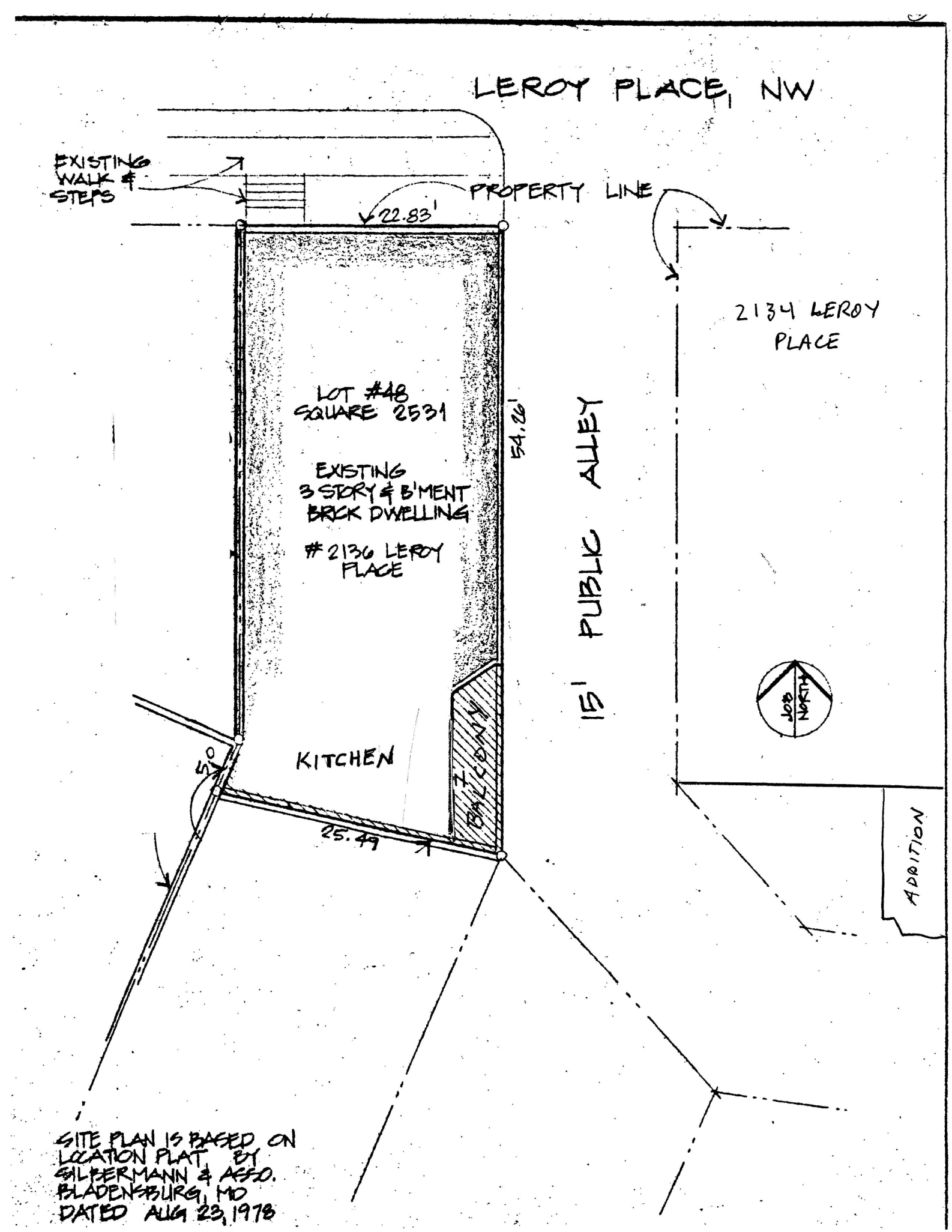
Chris Chapin

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2136 Leroy Place NW

Attachment

BZA
Case No. 16563
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16563
EXHIBIT NO.23


LEROY PLACE, NW
EXISTING WALK & STEPS
PROPERTY LINE
22.83'
2134 LEROY PLACE
LOT #48
SQUARE 2531
54.26'
EXISTING 3 STORY & B'MENT BRICK DWELLING
#2136 LEROY PLACE
15' PUBLIC ALLEY
KITCHEN
BAL'D'W'Y
45°
25.49
NORTH
ADDITION
SITE PLAN IS BASED ON LOCATION PLAT BY GILBERMANN & ASSO. BLADENSBURG, MD DATED AUG 23, 1978