April 4, 2000

OFFICE OF ZONING
DISTRICT OF COLUMBIA
'00 APR 19 P1:46

Board of Zoning Adjustment for
The District of Columbia
441 Fourth Street, NW, Suite 210
Washington, DC 20001

RE: 2134 Leroy Place, NW – Case 2341076 #16563

Dear Members of the Board of Zoning:

I live at 2132 Leroy Place, NW next to the home of Mr. and Mrs. Mark Siegel at 2134 Leroy Place. Our house shares a common wall with the house on 2134 Leroy Place. Our house has a small garden on the alley and we have a kitchen and balcony directly overlooking our garden and the alley.

We only learned this evening from Mr. Siegel the extent of the addition planned for his house at 2134 Leroy Place, NW. When he explained the plan for the addition and briefed us, he did not inform us that the addition would also rise two stories.

The proposed addition will project out from our home, cutting off our view and airspace on the right, and bottling up our visual perspective.

We have the smallest house in the alley which separates Leroy and Bancroft Place. It was the first house to be built in the neighborhood with plans laid in 1887. We have used the space in the back to create a fenced in patio-garden with a beautiful Magnolia and five Camellia trees and two rows of English Boxwood plants as well as an addition of flowers planted in the spring and summer. We have the only garden with trees and bushes in the alley . This garden is an adornment for the alley: the Camilla trees that are some of the oldest in Washington and together with the Magnolia tree adds beauty to the alley. We use the garden for dinner and entertaining guests.

Much of this would be destroyed by the extension of our much larger neighbors home, which would cut off the light from one whole side into our garden and thereby affect the growth of the trees and plants,

BZA
Case No. 16563
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16563
EXHIBIT NO.32

significantly reducing the value of our home and property. It would also adversely affect the flow of the light into the back part of our house.

The proposed addition to 2143 Leroy Place would require the effacing of one third of the Magnolia tree destroying its symmetry and beauty.

The proposed extension of the house of our neighbor into the alley would box in and eliminate our open view of the homes of our neighbors on the other sides of the alley and darken our remaining open perspective, which is already dominated by the high rise of the residences across the alley from us. There is no doubt that shutting in the current openness of the view from the rear of our home and the damaging effects on our garden would substantially reduce the value of our home as neighbors have pointed out to us.

The proposed addition is also hazardous to the safety of the alley making it more difficult for large trucks, including those involved with trash removal, to safely round the corner of the alley.

For these reasons we must regretfully, but necessarily oppose the proposed addition. And, in view of the lack of notice we request the Board to delay any decision until we can retain counsel.

Sincerely,

/s/

JOAN L. HILLS