December 2, 2001

Board of Zoning Adjustment
Re: Application # 16816

Dear Board:

Your notice about this case states that Theodore J. Piccone seeks a special exception to allow an addition to a single family dwelling at 3615 Davis Street, NW in the District of Columbia. The addition would presumably add something to the rear and side yards on Square 1935, Lot 17.

Before discussing this case, let me say that I have no idea whether it is an advantage or disadvantage to be a party. Presumably, someone down there feels I might be affected by the proposal or you would not have sent me the notice that you have. My wife and I are a close neighbors of the property in question and are concerned by any proposed significant change to it. First, let me go on record as saying that Mr. Piccone has significantly improved the appearance of the outside of the house and its yard in the time he has been there.

Since the notice makes no effort to state, even in a general way, what the proposed addition might consist of in terms of size, appearance, or other features, we are left to guess as to whether we might oppose or support the proposal. However, given the size of the house already, the size and nature of the lot on which it sits, the proximity of the house to the rear boundary, and the use of the land already, we can only assume that any proposal would be a detriment to the neighborhood.

Let me attempt to point out a few facts about this neighborhood, of which Mr. Piccone is a relative newcomer.

1) His house is by far the largest in the surrounding area. Because of its size, position on the corner, and the topography of the area, it dominates the street on which it sits. Any addition would add to that dominance.

2) The neighborhood is exclusively made up of fairly good sized, single family homes with at least some space between the houses, though some are built fairly close to the boundary line. Mr. Piccone's rear yard appears to extend about 10' from the house to the line (not including a bay window which obtrudes a foot or two). Any significant building in that direction would tend to reduce the distance between housing and be a movement that would tend to change the character of the neighborhood.

3) While there is a fair distance, it looks to be about 30' to the east of the house towards the alley, any significant expansion to the east (for example, of, say, 15') would make it the only

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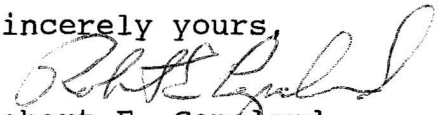
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house in the block that impinges that close on the alley, again, tending to change the nature of the neighborhood.

4) An addition of any size anywhere on that lot would result in an extremely small yard, probably among the smallest if not the smallest in the neighborhood. The yard is already so small that Mr. Piccone has placed a large children's playground/treehouse type device virtually right on the corner of the block rather than in a back or side yard as others in the neighborhood with children have done.

All in all, and without knowing what is proposed or whether he has somehow acquired the acquiescence of his other neighbors, it seems to me that any proposed modification must be a detriment to the neighborhood.

Sincerely yours,



Robert E. Copeland

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Washington, DC 20007