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3405 Ashley Terr. NW
Washington, D.C. 20008

11/10/03

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th St. NW, Suite 210 South
Washington, D.C. 20001

R.E. Case #16970, NCRC Appeal

Dear Mr. Griffis,

I am one of the Cleveland Park neighbors who gave a three-minute testimony last Tues., Nov. 4. I write to add a clarification to my response to a question you asked me at that hearing. I stated that, as an architect, an alternate plan might be considered that would not add a third building to the site (i.e. the proposed "Carriage House"), but would be an extension to the existing "Playhouse". A lower level could be built under the Playhouse extending to the south under the existing deck and terrace; while built into the hill on the East, it could get light from the north and west. I guessed that about 50% of the proposed Carriage House square footage might be accomodated in this manner and that objections raised by various neighbors to massiveness of structure, blockage of light and ventilation, loss of trees on the lower west boundary of the site, institutional look, etc. might thus be ameliorated. I was asked by you if the full square footage of the Carriage House might be accomodated in this plan. I said I was not in favor of it. I am still not in favor of it, but I neglected to add that there could be an additional one story extension of such a building on the uphill side and at the same level, returning to the west, which would form an "L" and create a courtyard at the lower NW part of the site. Such a structure could probably accomodate the full square footage proposed. The entire roof could be covered with sod, planting, (or hard surface) and be used as play and/or open space. I believe this plan might be preferable to the current NCRC proposal in addressing neighbors' concerns of adverse impact.

Sincerely,

Dickson Carroll

copies: Bruce Beckner
Susan Piggott

BZA
Case No. 16970
Exhibit No. 307

Board of Zoning Adjustment
District of Columbia
CASE NO.16970
EXHIBIT NO.307