EDWARD S. GRANDIS
ATTORNEY AT LAW
1735 TWENTIETH STREET, N.W.
WASHINGTON, D.C. 20009

(202) 234-8950 • Fax (202) 234-0358

District of Columbia
Virginia

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 23 AM 10:03

June 20, 2003

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: BZA Application No. 17032

Dear Ms. Kress:

Please find enclosed additional materials in support of Application No. 17032.

The enclosed documents include:

1. Letter of support from property owners located at 2130 Leroy Place, NW.
2. Letter of support from property owners located at 2126 Leroy Place, NW. This property is the **west** party wall neighbor adjacent to the applicant property.
3. Letter of support from property owners located at 2122 Leroy Place, NW. This property is the **east** party wall neighbor adjacent to the applicant property.
4. Copies of the letters to the property owners across the alley (south) behind the applicant property.

We are awaiting copies of the submittals from the Historic Preservation Review Board and the Advisory Neighborhood Commission 2D which voted to support this application at its duly held meeting on Monday, June 9, 2003.

We respectfully request that the aforementioned documents be made a part of the permanent official record of this application.

BZA
Case No. 17032
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17032
EXHIBIT NO. 23

We look forward to assisting your staff in the preparation and presentation of this matter. My firm may be contacted at the address and phone number stated in the letterhead. The email address is DCLAWOFFICE@aol.com.

With warmest regards,



Edward S. Grandis
Attorney for Applicant

CC: Embassy Trust

Terrence Applebee
James Firkser

2130 Leroy Place, NW
Washington, DC 20008

May 5, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 23 AM 10: 04

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th St, NW
Washington, DC 20001

Dear Board of Zoning Adjustment

Re: Embassy Trust Application for Special Exception

We are resident/owners of the property located at 2130 Leroy Place, NW, and neighbors to the property at 2124 Leroy Place, NW owned by Embassy Trust.

We have looked at the plans for the elevator penthouse addition and the kitchen addition applied for by Embassy Trust and we support this application by Embassy Trust.

When homeowners undertake to improve their properties we feel it improves the entire neighborhood and we strongly support such improvements.

Very truly yours,

Terrence Applebee James Firkser

Dr. & Mrs. Clark Sawin

2126 Leroy Place, NW
Washington, DC 20008
202/265-9802

May 8, 2003

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th St, NW
Washington, DC 20001

Dear Board of Zoning Adjustment

Re: Embassy Trust Application for Special Exception

We are resident/owners of the property located at 2126 Leroy Place, NW, and are party wall neighbors to the west of the property at 2124 Leroy Place, NW owned by Embassy Trust.

We have looked at the plans for the elevator penthouse addition and the kitchen addition applied for by Embassy Trust and we have no objections to, and support this application and renovation by Embassy Trust.

Very truly yours,

Sophie + Clark Sawin

Mr. & Mrs. Richard M[redacted]re

2122 Leroy Place, NW
Washington, DC 20008

May 8, 2003

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th St, NW
Washington, DC 20001

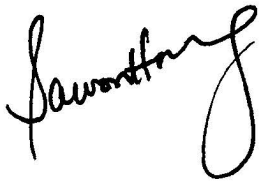
Dear Board of Zoning Adjustment

Re: Embassy Trust Application for Special Exception

We are resident/owners of the property located at 2122 Leroy Place, NW, and are party wall neighbors to the east of the property at 2124 Leroy Place, NW owned by Embassy Trust.

We have looked at the plans for the elevator penthouse addition and the kitchen addition applied for by Embassy Trust and we have no objections to, and support this application and renovation by Embassy Trust.

Very truly yours,



Mr. & Mrs. Gary Zuercher
2124 Leroy Place, NW
Washington, D.C. 20008

Tel: 202/265-5748
Fax: 202/265-5749

June 4, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 23 AM 10: 05

Mrs. Diana R. Engel
2121 Bancroft Place, NW
Washington, DC 20008

Dear Mrs. Katz:

We are in the planning stages for an addition to the rear of our house to accommodate a breakfast nook off the kitchen and the addition of a structure on our roof to house an elevator penthouse. Currently we are in the process of going through the review and permit processes that the District requires. So far we have received Historic Preservation Review Board and Sheridan Kalorama Historical Association approval and we hope to obtain an endorsement from the Advisory Neighborhood Commission at their upcoming meeting and then obtain approval from the Board of Zoning Adjustment in July.

This Friday June 6 at 3:00 PM we are having a meeting at our home to review and explain the plans and designs with two of the ANC representatives. If you are available we would like you to see the plans and designs also. We don't feel the addition will cause any adverse effect for you but would like for you to see the plans and give us any thoughts you might have.

I realize the middle of Friday afternoon may not be very convenient for you. However, we will be available any time this weekend if you would like to see the plans or at some other time that might be more convenient for you.

The breakfast nook addition will be 10 feet wide by 9 foot 10 inches deep for a total of 89 square feet of additional space. The architect has designed the exterior to incorporate brick, crown molding and other finishes to make it attractive from the exterior. He has taken the same approach with the rooftop structure in trying to keep with the historical flavor of the area..

It appears that construction would not begin until September or October.

Let me know when we can show you the plans. - 265-5748.

Very truly yours,

Mr. & Mrs. Gary Zuercher
2124 Leroy Place, NW
Washington, D.C. 20008

Tel: 202/265-5748
Fax: 202/265-5749

June 4, 2003

Mrs. Gail Serfaty
2125 Bancroft Place, NW
Washington, DC 20008

Dear Mrs. Serfaty:

As mentioned when you, Dominique and I were talking in the alley last week, we are in the planning stages for an addition to the rear of our house to accommodate a breakfast nook off the kitchen and the addition of a structure on our roof to house an elevator penthouse. Currently we are in the process of going through the DC review and permit processes. So far we have received Historic Preservation Review Board and Sheridan Kalorama Historical Association approval and we hope to obtain an endorsement from the Advisory Neighborhood Commission at their upcoming meeting and then obtain approval from the Board of Zoning Adjustment in July.

This Friday June 6 at 3:00 PM we are having a meeting at our home to review and explain the plans and designs with two of the ANC representatives. If you and your husband are available we would like you to see the plans and designs also. Dominique and I don't feel the addition will cause any adverse effect for you but would like for you to see the plans and give us any thoughts you might have.

I realize the middle of Friday afternoon may not be very convenient for you, however, we will be available any time this weekend if you would like to see the plans or at some other time that might be more convenient for you.

The breakfast nook addition will be 10 feet wide by 9 foot 10 inches deep for a total of 89 square feet of additional space. The architect has designed the exterior to incorporate brick, crown molding and other finishes to make it attractive from the exterior. He has taken the same approach with the rooftop structure in trying to keep with the historical flavor of the area. It appears that construction would not begin until September or October.

I hope you will be pleased with the end result when all is said and done.

Let me know when we can show you the plans. - 265-5748.

Incidently, thanks for the information on your bricklayer.

Very truly yours,

Mr. & Mrs. Gary Zuercher
2124 Leroy Place, NW
Washington, D.C. 20008

Tel: 202/265-5748
Fax: 202/265-5749

June 4, 2003

Ms. Adrienne Cheasty
2119 Bancroft Place, NW
Washington, DC 20008

Dear Adrienne:

Dominique and I are in the planning stages for an addition to the rear of our house to accommodate a breakfast nook off the kitchen and the addition of a structure on our roof to house an elevator penthouse. Currently we are in the process of going through the DC review and permit processes. So far we have received Historic Preservation Review Board and Sheridan Kalorama Historical Association approval and we hope to obtain an endorsement from the Advisory Neighborhood Commission at their upcoming meeting and then obtain approval from the Board of Zoning Adjustment in July.

This Friday June 6 at 3:00 PM we are having a meeting at our home to review and explain the plans and designs with two of the ANC representatives. If you are available we would like you to see the plans and designs also. Dominique and I don't feel the addition will cause any adverse effect for you but would like for you to see the plans and give us any thoughts you might have.

I realize the middle of Friday afternoon may not be very convenient for you, however, we will be available any time this weekend if you would like to see the plans or at some other time that might be more convenient for you.

The breakfast nook addition will be 10 feet wide by 9 foot 10 inches deep for a total of 89 square feet of additional space. The architect has designed the exterior to incorporate brick, crown molding and other finishes to make it attractive from the exterior. He has taken the same approach with the rooftop structure in trying to keep with the historical flavor of the area. It appears that construction would not begin until September or October.

I hope you will be pleased with the end result when all is said and done.

Let me know when we can show you the plans. - 265-5748.

Incidently, we promised to show you the house quite some time ago and have never done so, this is a good excuse to do that.

Very truly yours,

Mr. & Mrs. Gary Zuercher
2124 Leroy Place, NW
Washington, D.C. 20008

Tel: 202/265-5748
Fax: 202/265-5749

June 4, 2003

Mr. & Mrs. Sherman Katz
2123 Bancroft Place, NW
Washington, DC 20008

Dear Mrs. Katz:

As I mentioned a few weeks ago, we are in the planning stages for an addition to the rear of our house to accommodate a breakfast nook off the kitchen and the addition of a structure on our roof to house an elevator penthouse. Currently we are in the process of going through the review and permit processes that the District requires. So far we have received Historic Preservation Review Board and Sheridan Kalorama Historical Association approval and we hope to obtain an endorsement from the Advisory Neighborhood Commission at their upcoming meeting and then obtain approval from the Board of Zoning Adjustment in July.

This Friday June 6 at 3:00 PM we are having a meeting at our home to review and explain the plans and designs with two of the ANC representatives. If you and your husband are available we would like you to see the plans and designs also. Dominique and I don't feel the addition will cause any adverse effect for you but would like for you to see the plans and give us any thoughts you might have.

I realize the middle of Friday afternoon may not be very convenient for you. However, we will be available any time this weekend if you would like to see the plans or at some other time convenient to you, just let me know what is convenient for you.

The breakfast nook addition will be 10 feet wide by 9 foot 10 inches deep for a total of 89 square feet of additional space. The architect has designed the exterior to incorporate brick, crown molding and other finishes to make it attractive from the exterior. He has taken the same approach with the rooftop structure in trying to keep with the historical flavor of the area..

It appears that construction would not begin until September or October.

I hope you will be pleased with the end result when all is said and done.

Let me know when we can show you the plans. - 265-5748.

Very truly yours,