
From: Grant Felgenhauer <gfelge@yahoo.com>

Sent: Sunday, November 19, 2017 10:03:21 PM

To: Bender, David R. (ANC 2D01); Goldstein, Ellen L. (ANC 2D02)

Subject: 2118 Leroy Place -- resident commentary r.e. application for exception

David R. Bender
Ellen L. Goldstein
Advisory Neighborhood Commission 2D
2126 Connecticut Avenue NW #34
Washington, DC 20008

VIA EMAIL: 2D01@anc.dc.gov | 2D02@anc.dc.gov

Re: [BZA Application No. 19659](#)

Dear Mr. Bender and Ms. Goldstein:

Thank you for serving as ANC Commissioners in Ward 2D.

My wife and I live with our two children at 2115 Leroy Place NW, across the street from 2118 Leroy Place NW, the property which we understand is now the subject of an application for a special exception to zoning and use provisions.

We oppose this application. We are very interested in preserving the existing residential character of Leroy Place, as already envisioned by the zoning rules of the District. We are deeply concerned that this exception, if granted, will introduce property uses that conflict with the current strong and unique character of Leroy Place. Furthermore, it will open the door for further dramatic departures from the residential character of our neighborhood over time.

The streets, such as Leroy Place, that feed into the west side of Connecticut Avenue are really the last line of defense against development that threatens to alter – potentially irreversibly – the unique residential nature of the Sheridan-Kalorama neighborhood. As such, we believe any applications for exceptions to zoning rules should be subject to the highest scrutiny and skepticism. Once a commercial or retail use, however limited, is permitted on Leroy Place or any neighboring street, it becomes that much harder to distinguish where future lines should be drawn.

It is worth noting that it is entirely possible that the property at 2118 Leroy Place could be used as a single-family home. There are numerous examples over the last 18 months of similarly-sized or even larger homes in our neighborhood being acquired and renovated for single family occupancy.

We chose to live on Leroy Place with our two young children due to the number of other young families in the area and the overwhelmingly and uniquely residential nature of the

neighborhood. This is a valuable and highly sought-after feature in any neighborhood and should be preserved – and not watered down – whenever possible.

Sincerely,

Grant & Katherine Felgenhauer
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