

18290

December 5, 2011

To Board of Zoning Adjustment:

I am the owner of the house located at 1416 A St. NE, which is immediately next to the house owned by Stephen and Elizabeth Allenbach. This is pursuant to 11 DCMR § 3104.1.

Stephen and Elizabeth are good neighbors. Elizabeth helps several of our neighbors with their gardening. Stephen maintains the house with considerable investment and consistent attention to detail. We always have had pleasant neighborly relationships.

I have owned my house for over four years. I have put an immense amount of time and energy into improving my house inside and out—trying to make it as pleasant as possible for my family and to make the most of my limited space. I in fact have less interior space than Steve and Elizabeth due to their bay window.

I have reviewed the plans drawn up for the proposed modifications to their house. I have the large-format prints and taken a tape measure outside to view the precise size of the rear extension. I have also consulted with several people who know real estate on Capitol Hill, with its many row houses. Unanimously I heard that the proposed housing changes would decrease the value of my home.

I oppose the plans for a few key reasons. First and foremost, the modifications would negatively affect the value of my house. The extension in the back of the house would block much of our view of the sky, and would greatly reduce the amount of light entering our kitchen and dining room. When I eventually sell my house, I do want the fact that they had taken half of the view from our kitchen to drive away potential buyers.

You can also see the sky from the living room, through the kitchen window. If they built their extension, all that would be visible would be a wall. From where I am sitting right now in my living room, I can see the sky through the kitchen. I don't want to lose this view of the sky to a brick wall.

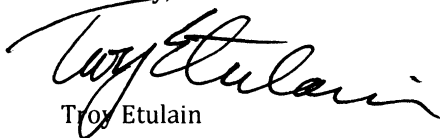
Light is a critical issue in a row house, where you have no light coming in from the sides and a limited amount of windows on the front and back. If they were to extend the house, you still would be able to see the sky, but it would be as convenient as reading a note attached to the back of your chair. I don't see the logic in allowing one family's desire to expand their house to reduce the quality and, most importantly, monetary value of their neighbors' homes. If these developments were to proceed I would be forced to defend the value of my home through legal means.

I also don't want construction workers walking on top of my house because it may damage our roof. Previously, when the Allenbachs had a worker install a light on the front of their house they didn't warn us. After coming out of the shower that day, their worker was standing on a tall ladder looking in my second story window. This set a negative precedent for any future work involving construction on their house.

Moreover, the construction process would last for several months. The noise, the dust and the presence of power machinery and building supplies so close to my house and my family. I also do not want construction work taking place so close to where my 6 year-old daughter might be playing. I do not want to give any strange men access to our backyard, or to have the construction process leave my currently fenced in backyard exposed for several months.

I cannot make it to the December 20th hearing because I will be traveling for Christmas, but I would like to be party to this matter. Thank you for your consideration.

Sincerely,



Troy Etulain

1416 A St. NE
Washington, DC 20002

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18290

EXHIBIT NO. 29

2011 DEC 15 PM 9:24

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