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September 24, 2013

Richard S. Nero, Jr.
Deputy Director of Operations
Office of Zoning
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

RE: Application Number 18640, 761 10th Street SE

Dear Mr. Nero:

We, as the owners of the two-unit condominium property located at 755-757 10th Street SE and immediately adjacent to 761 10th Street SE, protest and strongly object to the referenced application for special exemptions. The substantial proposed two story addition, in addition to a roof deck and a studio apartment over the garage, approximating 1730 square feet, will significantly and adversely affect the important and desirable access to light and air our condominiums now enjoy, reduce privacy and enhance the potential for excessive rainwater runoff.

In further support of our objection, we ask that the Board consider the following:

1. The downstairs unit of the condo (#757) has an existing brick patio which extends 9' from the condo building into the yard on the property line adjacent to Mr. Jackson's 761 10 St SE property. Mr. Jackson, however, is proposing an extension that will project 2'6" beyond the west wall of our condominium. The proposed extension will apparently be at least 24' high. It would block nearly 30% of the patio from light and air. This loss of existing light and air would have a substantially adverse effect on the use and enjoyment of the patio and backyard.
2. The upstairs unit of the condo (#755) has a wood deck which extends 10' from the condo building and is 11'6" above the ground. The proposed extension will loom almost 13 feet above the deck, creating an additional substantial blockage of light and air flow to the deck.
3. The usability and enjoyment of the backyard of our condos are heavily dependent on having access to sunlight. That access to sunlight will be further compromised and limited by Mr. Jackson's second story addition of a studio apartment on top of his existing garage; in fact, it will create perpetual shade in most of the yard which will have a severe negative impact on the health of the flora.
4. A second floor studio apartment above the garage also creates serious privacy concerns and the elevation of the new apartment and the location of the windows will create a direct line of sight into the living rooms and bedrooms of both 755 and 757.

BOARD OF ZONING ADJUSTMENT
District of Columbia

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EXHIBIT NO. 23

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District of Columbia
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EXHIBIT NO.23

5. The trees referenced in the proposal are deciduous and will not provide continuous privacy. Also, it appears from the plans that Mr. Jackson will need to remove 2 of these trees from his property; in addition, a 3rd tree on our property will need to be severely trimmed back.
6. The current garage structure and the fences that abut it on its north and east sides do not align – how will this be resolved?
7. There is the potential for excessive unmanaged rainwater run-off due to the proposed expanse of impervious area – how is this to be resolved?
8. Elevation A-6 does not show the roof deck or the spiral stair. This is misleading. A railing is required and with furniture on the deck it is quite likely to be visible from the front.

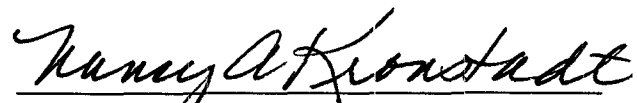
In view of the light, air and privacy intrusions which the proposed addition would produce, we respectfully request that, at the very least, the west side of the proposed addition not be allowed to extend beyond the west side of our condominium building and that Mr. Jackson's request to build a second story onto his garage be denied.

There are numerous questions that remain unanswered with Mr. Jackson's application. If his application is approved the harm would be significant and detrimental to the quiet enjoyment of our residences. We urge the Board to obtain responses to the questions above before considering Mr. Jackson's application.

Respectfully submitted,



Yuan Liu
President – 757 Condo Association
Owner of 757 10th Street SE



Nancy A. Krontadt
Vice President – 757 Condo Association
Owner of 755 10th Street SE