

I have recently become aware of my neighbor proposing to build a two story building in the back lot of his house at 815 8th St NE (Lot 73 Sq 911). My name is David Sanok and I am a 10+ year home owner at 821 8th St NE (Lot 29, Sq 911). My wife and I are adamantly opposed to the two story building proposed. The house at 815 8th St NE already extends deep into their lot further than most of the neighbors. It also has a very large two/three car garage which expands almost the width of two lots. For some reason in the past, the property at 817 8th St NE (Lot 800) lost a sizable portion of their back lot to the property of 815 8th St (Lot 73) and leaves only a small path on the side their for the residents of 817 to reach the back alley.

A two story house in the back alley will give our property even less privacy than it already has living in a city and would inhibit the sight line in the back. The renters would be able to look down easily into our yard. It will also block the sky view and natural sunlight coming from the South to our home and yard. Our neighbors at 819 8th St (Lot#28) are looking to possibly extend their house to the depth of the house at 815. If they decide to move forward with their extension in the future and we have the two story house/garage built it would almost completely eliminate the daylight and view to the South for our home. Likewise, it would almost "box in" the resident at 817 8th St (#800) since they already lost most of their back yard, sunlight, and now would have residents looking directly at their house and small yard from three sides. We would be ok with them taking the current garage at 815 and turning that into a rental since the structure is already there. But we are completely against adding an additional floor.

I have also spoken with our neighbor at 819 8th St NE and although they initially were ok with the project, they now are also opposed to the second level (Mark and Cindi Cruce). I will try to have a letter from them at the hearing. After email with him he said "Dave I'm convinced. You are absolutely right and as much as I don't want to be rain on anyone's parade, I can see how it could be a big negative for all of us going forward. Have you discussed with Reggie yet? In the meantime Nick's phone number is 202.657.2881... Why don't you give him a call? Feel free to tell him that I agree with you and after further review am no longer OK with it as planned...Thanks Mark"

To restate:

1. That garage is a large building when you consider it is basically two lots wide so a two story structure will be pretty sizable.
2. It would almost completely block off the morning daylight and view into the house at 817.
3. It would also block off daylight to 819 and my house at 821.
4. It will really kill the "skyline".
5. If my neighbors at 819 move forward and bump out their house, I would then completely lose my southern light and view.
6. Our privacy would be taken away. It would be like having a watchtower in your back yard.
7. We can see each other's yard from our second floor but it is only usually one house on either side. People will be living on the second floor and will really be able to see into all of our yards and into second story windows even easier that what you can currently. We don't have a great deal of privacy in our yards as it is, but this would ruin the semi-seclusion we currently enjoy.
8. I see a huge upside for 815 since he doesn't really have a yard currently (because of the deep house and large garage) so they don't lose anything from a yard perspective on their end, they will still keep one parking garage spot, and they get renters.
9. For the residents of 817, 819, 821, and everyone on the 9th Street alley side, it is bad for us. I believe two stories would only hurt our properties (especially 817's value) and ruin the intangibles of enjoying our backyards - which we have spent a great deal of time, effort, and money to create a comfortable outdoor space for our family to enjoy.

Sincerely,

David Sanok
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Submitted on 2/20/2015 by:
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