

Bryon and Margaret Bereano
810 9th Street, NE
Washington, DC 20002

BZA Case Number: 18927

Re: Letter in Opposition to Application by 815 8th Street, NE (Lot 73 Sq 911)

To Whom It May Concern:

My wife and I recently became aware of the extent of the request by the homeowners at 815 8th Street, NE to build a second story on top of the garage that is situated in the rear of their lot. Much like many of our neighbors, we signed the document on October 11, 2014 indicating our support of the proposed project. However, that support was given based on the information that was contained in the letter, which was very non-specific to the actual plans. The letter stated that the homeowners at 815 8th Street, NE wished to add a second floor addition. The letter, did not, state where the second floor would be located. Upon learning where the second floor would be located and upon seeing an architect's rendering of what the structure would look like, we withdrawal our original approval and we now enter our opposition to the project.

Our lot is located behind the subject property. The rear portion of our lots back up to each other and we are slightly north by one house. We can already see the one story structure that is currently in place from our kitchen windows and by adding a second story; it will no doubt significantly change the view. As it stands, if you are in the one story garage you cannot see over our privacy fence and our roll down garage door. However, a second story would eliminate any privacy that our family and our kids would have when playing in and using our backyard. We recently spent a significant amount of money to make our backyard a place where we can entertain and have our children run around. Allowing 815 8th Street, NE to build a second story would diminish not only the practical value of our backyard, but also the economic value of our house.

As ANC 6A noted in their report to the BZA, the two story structure, which is intended as rental unit, is a completely separate structure from the main house and has no meaningful connection the existing home. It is clear that the purpose of the two story addition in the back of the lot is for financial purposes only and does not provide a benefit to the existing structures, the neighbors or the neighborhood at large. Based on the hardship that the structure would create for the neighbors and the fact that there is no reasonable need for the structure to exist, it is our hope that the BZA will agree with the ANC 6A as well as the neighborhood opposition and deny the homeowners of 815 8th Street, NE their Application in this matter.

Unfortunately, due to the birth of our second child, we will not be able to attend the hearing but should you wish to discuss the matter with us further, we can be contacted at 301-502-1972.

Sincerely,
/S/

Bryon and Margaret Bereano