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To DC Government Board of Zoning Adjustment

From Gordon Overslaugh and Mark Woods

February 12, 2015

To Mr Stephen Varga AICP LEED

Office of Zoning

Dear Mr Varga,

This is letter is our protest and opposition for a request for a special exception to an existing single family structure located at 1505 Harvard Street NW by a Mr Michael Rietz

To give you some back story

We bought our unit located in the Copperfield Condominium located at 2901 16th Street NW on the fourth floor rear of this building in June of 2005 Our unit faces the Harvard Street side and then wraps around the back to face Mr Rietz property that sits to the east We chose this unit for several reasons's the view it provided us of the surrounding community, the privacy and the light that came in on this eastern side of our unit

Several years later Mr Rietz decided it was in his best interest to remove in the middle of the night to cut down 30 plus foot tall tree's to make way for a garage type structure on the lot adjacent to 1505 Harvard one of these tree's was a mature Magnolia that was most likely planted in the 30's given its size We have tolerated this additional structure because it did not directly impact our unit even though it negatively impacted the units on the 1st 2nd and 3rd floors by blocking out any natural sunlight that they had before the structure was erected

This brings me to the current situation. Mr Rietz once again has cut down a tree in front of 1505 Harvard under the cloak of darkness and on a weekend from the street landscape. I must add that DC planted two new trees in the very same block to enhance the street scape only to have Mr Rietz cut down the ones that were mature and that were over 30 feet tall Counterproductive to say the least for a city set on replenishing tree's to add to its beauty This new request for an additional floor while it may

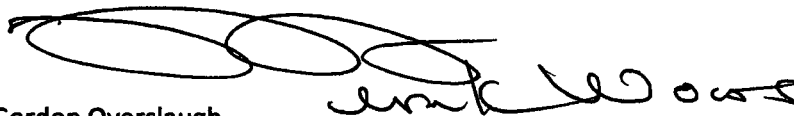
Board of Zoning Adjustment
District of Columbia
CASE NO.18944
EXHIBIT NO.29

appear only to be a third floor to his residence it in fact will come up to and above the 4 floors of our Condominium That being said, if this is granted it will reduce our visibility, our privacy as well as natural light and will negatively impact our investment Our bedroom, bathrooms and balcony face this proposed third floor. We are adamant about not allowing him to proceed with this addition While I understand that various other single family home such as his have done this in our area Those homes did not face or come in direct contact with a much larger condominium building as his will

In closing, our fear as well as the fears of our neighbor's is that if this special exception is granted this structure will be built and then the next step he will add a roof deck that will come in line with the roof line of a 6 story building I have enclosed pictures of the buildings and how they sit as well as how close the current structures are to our building and the private half a million dollar units that sit on the back of this proposed addition

Please do the right thing as his request will impact many people that reside directly in its path

Regards

A handwritten signature in black ink, appearing to read 'Gordon Overslaugh', with a large, stylized initial 'G'.

Gordon Overslaugh

Mark Woods

2901 16th Street NW

Unit 404 Washington DC 20009

202 744 1531

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



DEC 22 2014

APPLICATION NUMBER 18944
TO WHOM IT MAY CONCERN

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 on Tuesday, March 10, 2015, on the following application

Application of Michael Reitz, pursuant to 11 DCMR § 3104.1 for a special exception under § 223, not meeting the nonconforming structure requirements under § 2001.3, to allow the construction of a third-story addition to an existing single-family dwelling in the D/R-5-B District at premises 1505 Harvard Street N W (Square 2577, Lot 42)

NOTE: This case was filed electronically through the Interactive Zoning Information System ("IZIS") and all submission must be made via IZIS. You can access and file documents for this case through IZIS at <http://app.dcoz.dc.gov>.

At the public hearing, all interested persons will be given an opportunity to express their views. However, in lieu of appearing at the hearing you may also submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. If you are unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Persons seeking party status shall file with the Board, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Request form, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated. This application is located within the boundaries of Advisory Neighborhood Commission 1A. This application will be heard at 9:30 a.m. If you have any questions about this application, please call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N W, Suite 200 South, Washington, D C 20001. Please refer to the application number when you write or call about this case.

SINCERELY,

A handwritten signature in black ink, appearing to read "Stephen Varga".

STEPHEN VARGA, AICP, LEED Green Assoc.
Senior Zoning Specialist
Office of Zoning



STREET VIEW
WILL BLOCK VIEW
OF HISTORIC
CHURCH



OUT UN IT



PLEASE
DO NOT
PARK
HERE

NO
PARKING
EXCEPT
AS SHOWN
HEREIN

24HR
RESIDENT
PARKING
ONLY

NO
PARKING







A photograph of a rooftop construction site. In the foreground, there is a concrete slab with several pipes protruding from it. A wooden beam runs horizontally across the middle of the frame. Behind the beam, a large section of the roof is covered with white corrugated material. To the right, a brick chimney is visible. In the background, there are other buildings and trees under a cloudy sky. Handwritten text in red ink is overlaid on the lower part of the image.

BATHROOM
WINDOW
NO ZOOM USED



BEDROOM WINDOW
NO ZOOM USED





From BALCONY