

September 21, 2015

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW Suite 2005  
Washington, DC 20001

To Whom It May Concern:

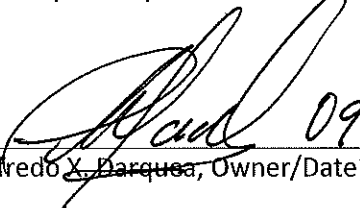
We are owners of the property at 1114 Buchanan Street, NW Washington, DC and we are writing to support the appeal submitted by Concerned Citizens of Allison & Buchanan Streets (ANC 4C) with regards to Department of Consumer and Regulatory Affairs' (DCRA) permission to allow 1117 Allison Street, NW Washington, DC to be converted from an existing single-family row house into a multi-unit apartment building.

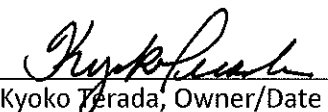
We have lived in our property since October 2012 and the back of the property in question faces directly across the alley from our property. The plans for the new multi-unit apartment building call for a 45.5ft extension in the back, in addition to 9-ft deep balconies on each level. The existing garage structure, which currently also serves as a form of privacy, will be demolished. We vehemently oppose such construction for the following reasons:

- The house is in an R-4 zoned district, which is primarily a row house district. The zoning regulations state that the R-4 district is for stabilizing single-family homes and is not intended to be an apartment district.
- The plans for construction of the property will create an extremely large apartment building that is out of scale with the rest of the row houses on Allison and Buchanan Streets, and detract from the overall aesthetics of the neighborhood.
- The planned extensions in the back of the house will mean its immediate neighbors will lose sunlight, as the building structure will be blocking the sun.
- The planned extensions in the back of the house and the demolition of the garage will also mean we will lose privacy as those living at 1117 Allison will be much closer to our property, and will have a bird's eye view into our house, since they will be at higher levels than our fence. This is especially disconcerting as we will be dealing with not just one neighbor, but potentially three different neighbors being able to peep into our house.

When we purchased our home back in October 2012 we underwent significant renovations, but never did we think to extend the height and depth of the house so as to cause any alarm or potentially aggravate our neighbors. What the DCRA has permitted is a gross negligence of our neighborhood's harmony, and we implore you to revoke the permit.

Thank you for your consideration.

 09/21/15  
Alfredo X. Parques, Owner/Date

 9/21/15  
Kyoko Terada, Owner/Date