

Ramona Burns
303 Taylor St NW
Washington, DC 20011

Office of Zoning Government of the District of Columbia LETTER OF OPPOSITION TO BZA
APPLICATION No. 19112

Dear Sir or Madam,

I am a neighbor and resident in close proximity to the property, 307 Taylor St NW, referenced in this case.

I do not support this variance. The proposed building is grossly out of scale and character for this quiet residential street. This proposed addition will have substantial and adverse effect on the use and enjoyment of my property, which is located only 22 feet east of the subject property.

Firstly, the construction of a two story plus basement and penthouse addition will have an adverse effect on the light and air available to my home. I am an avid, lifelong gardener. I purchased my home specifically because its large, and sunny yard allows me to grow a large variety of summer vegetables. The shadow created by a huge, 39 foot, blank wall only 22 feet west of my property means I will no longer enjoy sun in my back yard for half of the day.

The construction of this 40 foot addition will adversely affect the drainage of yards upstream of the building. The 300 block of Taylor St. NW has a significant slope that runs from east to west. During heavy rains, the water in the yards flow from the top of the hill, down to the alley at the western end of the block. Building a large structure in a yard in the middle of the row, will disrupt the flow of water and result in water pooling in the yards and against the foundations of those houses upstream of the new building. This will exacerbate the existing foundation problems of our 90 old brick structures and increase dangerous mosquito populations.

Secondly, the construction of a roof deck will adversely affect my privacy of use and enjoyment of my property. The noise of any parties or gatherings on the roof of this building will carry directly into my second floor bedrooms. Houses were traditionally constructed with bedrooms on the second floor to insulate residents from the noises of the street below. The construction of a rooftop deck will bring these noises directly into my children's bedrooms.

Thirdly, the addition, of 39 foot long, blank wall 22 feet from the edge of my yard will substantially intrude upon the character of my outdoor space, making an open and airy yard feel closed in and dark.

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Re: APPLICATION No. 19112
Board of Zoning Adjustment
District of Columbia
CASE NO.19112
EXHIBIT NO.28

Fourthly, the removal of the front porch will disrupt the historic pattern of houses along the street. Every other house on the block has a front porch, creating a warm and neighborly atmosphere where neighbors can relax and chat with one another. The proposed façade alterations, will result in a less welcoming atmosphere and disrupt the uniform and historic façade of the street.

This proposal effectively reduces the quality and enjoyment of life for the residents of the 300 block of Taylor Street.

Sincerely,

Ramona Burns

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