

JASON S. SCHUPBACH

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D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, NW
Washington, DC 20001

Re: BZA Appeal No. 19174, Appeal of Unit Owners' Association of The Erie Condominium

Dear Board of Zoning Adjustment,

My name is Jason Schupbach and I am a resident and owner of a condo in 2426 Ontario R NW Apt 402, directly behind the development at 2337-2345 Champlain St., NW. I am writing to you because I am extremely concerned by the ongoing construction on top of the roof of that property. The penthouse structure being built is much bigger and taller than I anticipated. This construction completely blocks the view from my condo's roofdeck of the Washington Cathedral. I know that the loss of the view of the Cathedral has lowered the value of my condo, since it was a big selling point for me at purchase. Furthermore, the rooftop penthouse height is out of line with surrounding structures – it is easily 8-10 feet higher than similar penthouses in surrounding building.

I am a recent owner of my condo (as of July), and was verbally assured at purchase that this view would not be blocked. It is my understanding that the developers of that building were allowed to have a height increase for this penthouse at a meeting of the Zoning Board at which no one from my building could attend. Given that we are one of the most effected buildings by this construction, I feel it is very important that our voice now be heard.

What really is troubling to me is the 4-6 foot 'cap' on top of the penthouse. As they began to build the penthouse, it was clear that about 8 -10 feet were to contain penthouse spaces and the stairs to the roof. They then built a 4-6 cap on top of that which appears to be empty – perhaps it is to hide air conditioning units. I believe these could be on the roof itself. It is this cap that truly blocks my view of the cathedral.

I've attached some photos on the next few pages for reference:



This photo was taken in October from the **far corner of the roof** and ***not from my roofdeck***. It shows that you must go to this far corner now to see the Cathedral. It also shows how significantly higher this penthouse is to the penthouse of the neighbors. Note the yellow penthouses on the building to the right of this building. They are a good 7 feet lower (and the building to the right is further up the hill!). Also you can see here the strange 4-6 foot cap being built which I believe is unnecessary.



This photo was taken on 2/7/16 from my roofdeck and shows the completed cap on top of the penthouse and the complete blockage of my view of the Cathedral.



This photo was taken from my roofdeck on 2/7/16. Note how much higher the constructed penthouse is than the penthouses on the building next door to the right.

I would urge you to appeal any law/height allowance that was passed to allow this construction that is incongruous with its surroundings. It should be significantly lower and match its surrounding structures. I believe removal of the extra 'cap' of 4-6 feet would be the minimal thing to do.

I understand from reading articles online that others have raised similar concerns and have brought this case forward, and I hope it is seriously considered. It would not be too much of financial burden for this developer to minimize this penthouse's impact given where it is in construction.

I am unsure if my work schedule will allow me to attend the hearing, so I hope you take my letter seriously, and I am gravely concerned about the impact of this penthouse on my condo's value.

Best,
Jason Schupbach
Owner
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