

To the Board of Zoning Adjustment:

Our property at 1737 belongs to a unique row of homes on Harvard St, NW. These houses were designed by award winning architect Joseph Abel who was both prolific and revered for his international style. His architecture can be seen throughout the DC area notably the historic Broadmoor cooperative and the Omni Shoreham in Woodley Park.

These houses face into a beautiful wooded area overlooking Harvard Street and descending to Rock Creek Park at the National Zoo. These houses offer a rare mix of modern urban living, wooded views, and access to the park. They are centrally located with fast and easy access to transport, dining, and shopping including two nearby farmers' markets. The front of the houses (Harvard St.) provides direct walk out access to Adams Morgan. The rear of the houses have off street parking and direct walk out access to Mt. Pleasant. Major bus lines, metro, and Rock Creek provide convenient access to other parts of the city, Maryland, and Virginia.

As originally designed and developed, there is ample light and air in the rears of these properties. However, these homes have a relatively narrow lot size. Access to light and air is threatened by multi-story extensions. The images below illustrate the views “before” and “after” such extensions and may help to clarify the significance of deep, multi-story extensions.

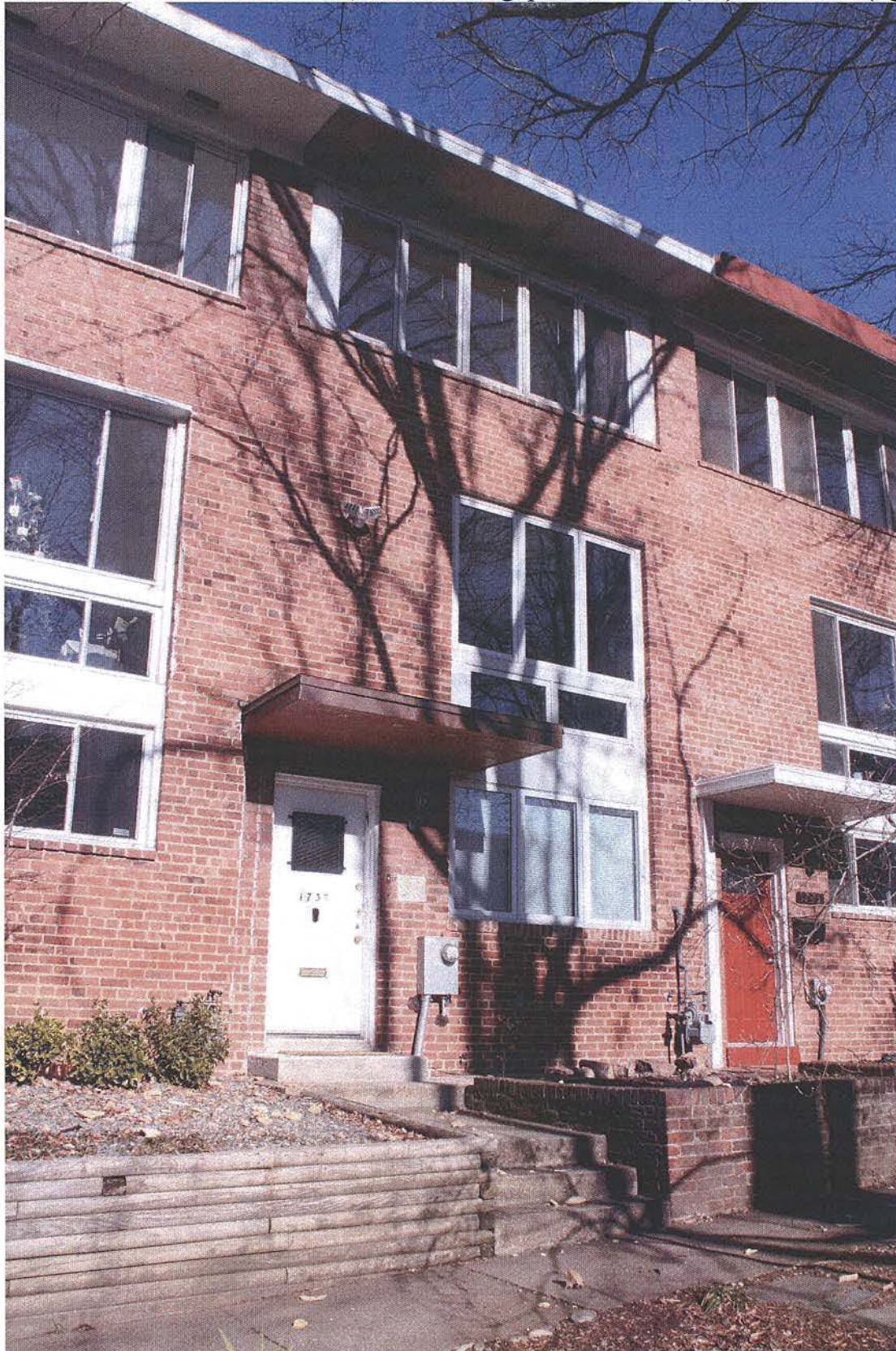
In contrast, a number of 1-story extensions, and even one 1-up, 1-down extensions, have been made. Such a design is possible here and would produce a similar net gain in space, while being more considerate of the impact to abutting property owners. These designs of 1-up, 1-down blend in without causing undue impact and harm to their neighbors. Our goal was never to prevent Peng and Adam to exercise their rights as owners of their property. However, as adjacent neighbors, we feel we have rights, too.

Additionally, we would like to emphasize that we remain very active and connected to the block. Although we do not live there now, we hope to be able to move back to Harvard Street at some time in the future, should our lives and jobs permit. We remain in close contact with the other homeowners and residents, and care deeply about our property. We therefore request that the Board consider our concerns and find that the applicants do not meet the standard for relief.

BZA Case #19560

Statement of Opposition Party: Susanne Rinner and Bryan Thompson

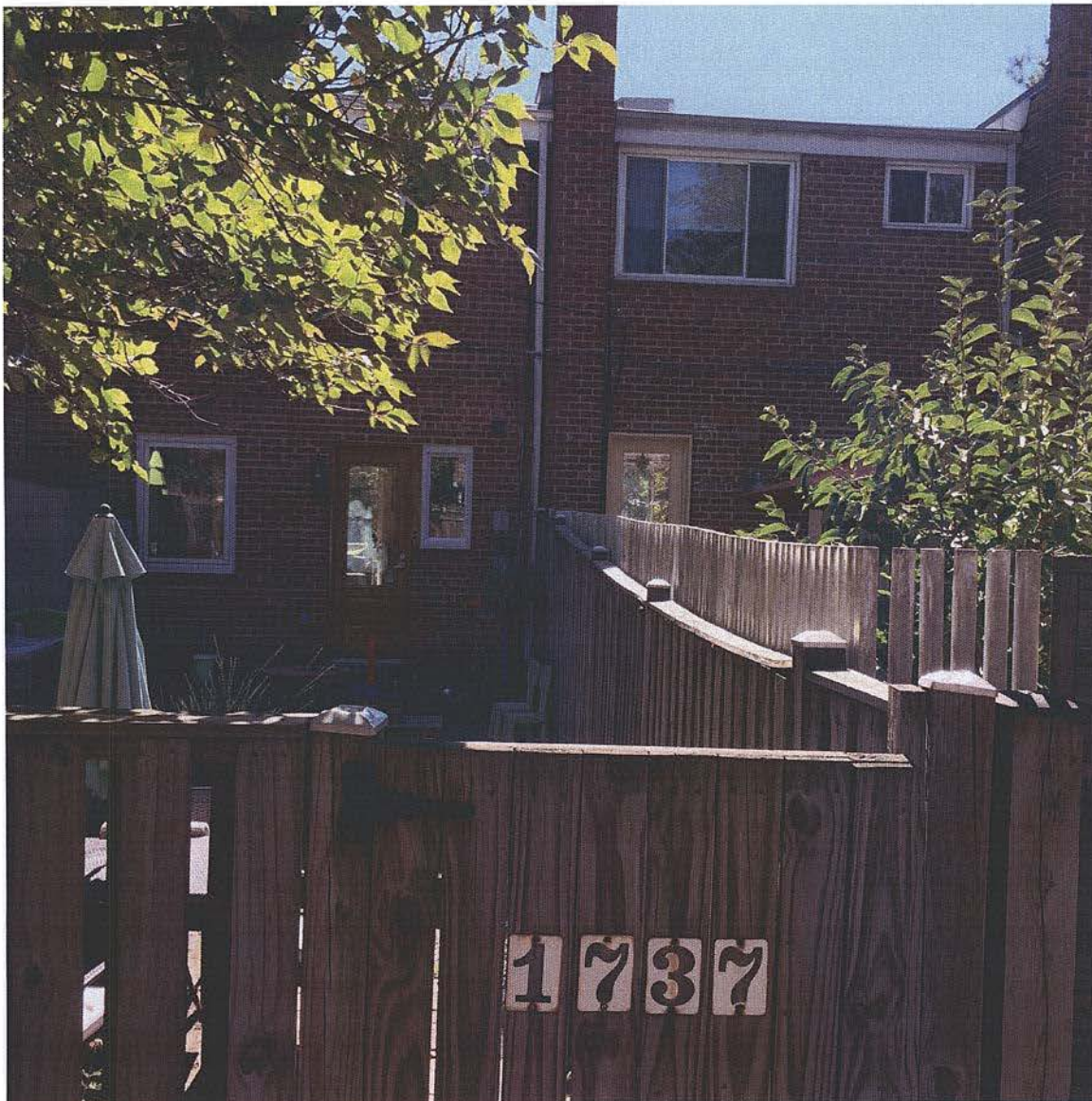
The front of 1737 Harvard St., also showing part of 1739 (left) and 1735 (right).



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The backyard of our house (1737) and (to the right), 1739 where the proposed extension would be constructed. This is a “before” picture.



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This is an “after picture” for a different property in the same row of houses. It shows how significant the extension is in terms of the existing homes.



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This shows the view outside of a typical house on the row from the top-bedroom.



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This is a view from the same perspective at another house on the row where a 2-story extension was built.



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There are several modest extensions on the row. This picture illustrates how dramatic the difference is between a 1-story 9' deep extension (Linda's house) and a 2-story 15' deep extension.



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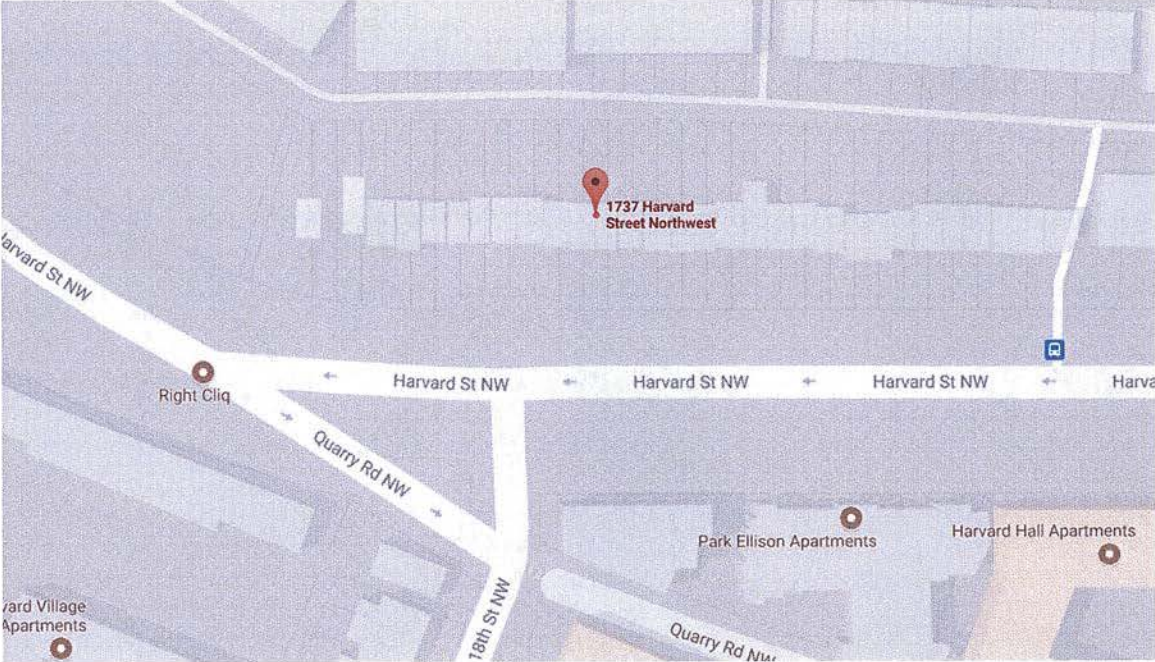
A modest 8' extension immediately on the other side of our house (1735). This picture is taken from further "up" the row (1733).



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A map of the houses in the row showing those with 2 story extensions (Google).



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A view of 1739 – 1733 (Google). 1739 is at the top of the common staircase. 1737 is immediately to its right (the trunk of the tree obscures the front door of 1737 in this image).



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This is the view that would be replaced by the proposed edition.

