

To: Ed Solomon, ANC2E Commissioner [dctuxedo@aol.com](mailto:dctuxedo@aol.com)  
ANC 2E [2E@anc.dc.gov](mailto:2E@anc.dc.gov)  
Board of Zoning Adjustment BZASubmissions@dc.gov

Re: Case Number 19762  
3608 S St. NW WDC 20007

## **Letter in opposition to granting Special Exception**

Dear Ed:

I strongly oppose granting a special exception to the zoning rules for 3608 S Street. I live at 3602 S Street, four doors down from the house for which a Special Exception is being sought.

The developer would like to build 22 feet back (zoning limit is 10 feet), build three stories up, put a deck off the third story and put another deck on the roof. These plans will have a substantially adverse effect on the use and enjoyment of neighboring properties. Specifically, the mass of this addition would:

1. Put neighboring yards in shadow for much of the afternoon. Actual photos show more shadows than the simulated shadow study on file. The back does not face due south as indicated on the application.
2. Cut off light and view from neighbors who would now look out the back onto a wall, instead of onto the open area in back that was deliberately built into the design of this development and indeed is a reason that many of us moved here
3. Allow occupants of the house to look down from their two upper decks into the yards of neighbors along the back, thus taking away their privacy
4. Create a noise problem from social events on the upper decks (note that Ellington School was required to remove its plans for a roof deck for the same reason)
5. Intrude upon the character, scale, and pattern of the street frontage
6. Tunnel in the neighboring house

Furthermore, plans to cement over a parking area in back, combined with the planned long addition, removes all but a very small area of permeable land in the back.

The character of this neighborhood is being changed by developers/flippers/investors, who own half of the houses in Burleith. Burleith was designed by a recognized architect (Arthur Heaton, who also designed the National Cathedral) and the houses on the block form a symmetrical pattern composed of variations on a harmonious style. These modest size row houses were developed as a cohesive neighborhood set in open front and back green areas, with wide alleys as an integral part of the neighborhood design. These huge houses squeezed into the row are visually jarring and are diminishing the quality of life for those of us who live here.

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19672  
EXHIBIT NO.41