

Cochran, Patricia (DCOZ)

From: Ann Carper <acarper2012@gmail.com>
Sent: Wednesday, January 3, 2018 12:13 AM
To: Ed Solomon
Cc: ANC 2E Office (ANC 2E); DCOZ - BZA Submissions (DCOZ)
Subject: Opposition to Special Exception for 3608 S Street / Case 19672

To ANC 2E Commissioner Ed Solomon

Dear Ed,

I am writing in opposition to the request for a special exception to the 10-foot rule for the proposed addition to 3608 S Street NW.

This 10-foot amendment was proposed by the Zoning Commission and received the widespread support of citizens across the city concerned about protecting their right to light, air, and privacy. It is premature to grant exceptions less than a year after the amendment's effective date and especially on a request that, combined with matter-of-right construction of a third story as well as roof decks on the third floor and rooftop, will have a negative effect on the neighboring houses along S Street.

Specifically, this large addition will affect the light and air available to multiple neighboring houses, not just those adjacent to 3608 as shown on the solar studies. Particularly in the summer months, major shadows will be cast in the morning and afternoon, impacting those who garden or enjoy the sun from their decks and backyards. The two decks will also affect the privacy of use and enjoyment of neighboring properties through their excellent vantage points into neighboring yards, and the noise and light associated with expected social activities, particularly at night.

It is worth noting that of the 60 names on the 200-foot-radius labels (Exhibit 6), only 29 recipients have mailing addresses within Burleith, a percentage that corresponds to the fact that half of the houses throughout Burleith are investment properties. This puts owner-occupied houses at a disadvantage in having our concerns taken seriously, since the BZA appears to give much more weight to the views of the immediate next door neighbors.

Therefore, I feel it is important for ANC 2E to be the first line of defense in limiting special exceptions for construction that will negatively affect the neighborhood as a whole. Instead, please help ensure that neighborhoods, like Burleith, are "conserved and enhanced as desirable places to live" (in the words of [Plan]DC).

The zoning regulations were created for a reason. Let's give the 10-foot rule a chance to work before we start granting exceptions as a matter of course.

Thank you.

Ann Carper
1935 39th Street NW

Board of Zoning Adjustment
District of Columbia
CASE NO.19672
EXHIBIT NO.43