

## Cochran, Patricia (DCOZ)

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**From:** Bardin, Sara (DCOZ)  
**Sent:** Friday, May 11, 2018 9:39 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** FW: Objection to Special Exception BZA Application #19728

### Sara Bardin

Director

Office of Zoning | District of Columbia Government

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**From:** Allison Brandt <[abrandt3809@gmail.com](mailto:abrandt3809@gmail.com)>  
**Sent:** Thursday, May 10, 2018 5:47 PM  
**To:** ATD DCOZ <[dcoz@dc.gov](mailto:dcoz@dc.gov)>  
**Subject:** Objection to Special Exception BZA Application #19728

To Whom It May Concern:

Re: Case # 19728

Regarding the proposed special exception for an addition to the property 121 Tennessee Ave NE, I would like to withdraw my support for the project which I signed on 3 /19/2018. Although I (reluctantly) signed the letter of support, at the time that I signed, I did not have access to the owner's light and shade study which indicates the impact that the proposed property will have on my residence at 123 Tennessee Ave NE. The owners of 121 Tennessee Ave NE made the study available to me three days before the April 18th meeting of the ANC, long after I signed the letter of support.

I object to construction of a two-story addition to an existing one-story rear addition to an attached principal dwelling unit at 121 Tennessee Avenue, NE, for the reason that it will negatively impact my adjacent property at 123 Tennessee Ave NE.

The sun and shade study submitted to the ANC and BZA indicates that the proposed structure will indeed impede light at the rear of our dwelling-however the owner's architect indicated that the proposed addition would not significantly affect adjacent neighbors/properties. I disagree with this finding and would like to further determine the impact on the light and air reaching windows in our ground floor kitchen and dining room as well as windows in the rear 2nd and 3rd floor bedrooms. I am certain that the proposed addition will significantly interfere with the quantity and quality of light reaching our home. I am disturbed by the fact that the owner's light and shade study does not make clear the *full* impact on our property as it omits the winter months when the structure's impact on available light will be most severe. The study only addresses early Spring (March 20), early Summer (June 21) and early Fall (September 21). I propose that such impact should be determined by a more comprehensive study including a *before and after construction* shade and sun renderings.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19728  
EXHIBIT NO.39

I request the project be postponed until the owners of 121 Tennessee Ave conduct and submit a more thorough shade and light study for review.

As far as I know, the owner's plans have not been submitted to the DC Historical Review Board. As the structure is within the Capitol Hill Historical District, I understand from a legal authority that the process requires submission of design drawings and photographs of the property and surrounding area to the HRB, and for that body to consider the proposed alteration to the building. Before the project moves ahead I would also like clarification on whether the owners have met all criteria for approval.

I will be present at the upcoming ANC6A meeting on May 10th 2018.

I respectfully submit my objection for your review. I sincerely hope that my concerns will be fairly considered and addressed in the decision making process.

Thank you very much,

Allison Boyer  
123 Tennessee Ave NE  
Washington DC  
20002

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