

Cochran, Patricia (DCOZ)

From: Allison Brandt <abrandt3809@gmail.com>
Sent: Friday, May 18, 2018 1:16 PM
To: DCOZ - BZA Submissions (DCOZ); Patrick McGeehan; Becky McGeehan; philANC6A@gmail.com; clifford.moy@gmail.com; Amber Gove
Subject: attachment to form 140- Party Status Request by Allison Boyer. Case #19728

To: The Board of Zoning Adjustment
Patrick and Becky McGeehan
Phil Toomajian Chair ANC 6A

Attachment to Form 140-Party Status Request - Case no.19728

1. List of witnesses who will testify on party's behalf: None
2. Summary of Testimony/objection: See below
3. A summary of expert witnesses: None
5. Total time requested to present my case: 20 minutes

Case # 19728 (121 Tennessee Ave NE)

Regarding the proposed special exception for an addition to the property 121 Tennessee Ave NE, I would like to express my objection to the project approval for which I signed on 3/19/2018. Although I (reluctantly) signed the letter of support because 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 an incomplete shade study available to me three days before the April 18th meeting of the ANC, long after I signed the letter of support. With enhanced awareness of the negative impact of the project on my home, and in solidarity with other neighbors who have expressed concerns, I strongly oppose this project.

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, our home since 2004, as well as interfering with the properties of adjacent and nearby neighbors.

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 indicates that the proposed addition would not *significantly* affect our adjacent property. 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 cannot reconcile the findings of the architect with what I believe will be a very undesirable impact.

While the owners of 121 Tennessee Ave NE and their architect Melissa Boyette, who is also a member of the Economic Development and Zoning Committee- recused from this case, have in their presentations before the Economic Development and Zoning Committee and the ANC 6A Commission repeatedly understated the possible negative impact on our home at 123 Tennessee Ave NE it is evident to the naked eye, that at the very least, two of the three levels of our home will be quite substantially compromised by the construction of the addition. The proposed structure creates a kind of narrow alley between our home and the adjacent property, rendering the rear of our already dark first and second floors darker still. I can and will provide photographs which capture the direct sunlight which enters our 1st floor kitchen and dining room windows- light which could not penetrate what would amount to a solid three story wall which extends at least 11 feet beyond our home. The shade study does not address the limits to airflow that will result from the addition. I argue that the impact of the proposed addition would significantly interfere with the quantity and quality of the light and air reaching our home. I would like to understand how the limitations on airflow is measured if the architect and owners determined that the impact will not be significant.

I am disturbed by the fact that the owners did not until the 15th of May make available a light and shade study which shows the *full* impact on our property as it omits the winter months when any available light most limited. At the time that I requested the full study, including a before and after study of the impact on my property before and after construction, Ms. Boyette has said that there was no need to provide the 4th quarter study.

I am also opposed to the project because neither the architect nor the owners have given any information on the impact that the proposed construction would have on the structural integrity of our property, as we share a common wall. I would like to further understand what assurances the owners can give regarding possible damage to our home which could occur in the course of their proposed demolition and construction.

I also oppose the granting of special exception on the grounds that it will indeed visually intrude upon the character, scale and pattern of houses in the neighborhood- the proposed structure will rise three stories from the ground and will be the only protruding structure at that level on our side of the shared alley, which currently has a clear line of sight from the second floor of 125 Tennessee Ave through to the southeast end of the alley. I believe that the impact on the character of the shared space behind our historic row houses will be negatively affected. The owner's architect state that the project will not

tend to affect adversely the use of neighboring properties, however a three storey brick wall adjacent to my open air deck and the screened-in deck of my neighbors at 125, and as well as the presence of towering structure alongside the rear yard of my neighbor at 119 Tennessee Ave cannot help but impact our enjoyment of our properties.

I am equally concerned about the ramifications of approving this special exception over the strong objections of adjacent neighbors. Approval will set an undesirable precedent which will likely lead to approval for construction of many more such structures. As a long time resident of this community, I feel that what seems like a trend towards super-sizing historic homes, will mean that there will no longer be affordable options for families or individuals seeking more modest and affordable places to live on Capitol Hill.

I am also concerned about what the desire of the owners to push through an addition so that they can have more space despite the legitimate concerns of their immediate neighbors, also sets a negative precedent for the neighborhood. Patrick and Becky McGeehan have been absolutely great neighbors to us over the past 4 + years. The fact that they have sought and obtained support for their project from neighbors who are no way impacted by their addition can't but help feel like a divisive move, and not in keeping with what I thought was a community of caring neighbors.

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
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20002