May 11, 2005

Board of Zoning Adjustment
441-4th Street, N.W. #210
Washington, DC 20001

Re: 2501 Pennsylvania Avenue, N.W. (BZA #17322)

Dear Members of the Board of Zoning Adjustment:

My name is Ranee Lewison, my husband Keyvan Ahdut and I own the basement unit in 1112-25th Street condominium complex, (i.e., Unit 5). This unit abuts the proposed development at 2501 Pennsylvania Ave., N.W. on the 25th Street side. In the past, I testified that any proposed building adjacent to our Unit must not block our air and light at our window courtyard, which is the only source of air and light to the Unit on the side of our building at 1112-25th Street, N.W. As far as I understand, the Board of Zoning Adjustment previously agreed that the windows would not be blocked and, as a matter of fact, that space would be left open there in order to continue to have light and air to the apartment. The previous developer had achieved this goal with shadow studies and drawings to make it so that our courtyard would not be negatively affected. The proposed design has largely ignored the existence of the above mentioned courtyard.

According to the R-5-B zoning of this part of the site, the maximum percentage of allowable lot occupancy is 60%. This limitation requires a setback in the rear that saves our existing courtyard from being blocked. However, if the Board approves the proposed special exceptions and variances, as it stands now, we practically will end up with no courtyard, which in return means no light and no ventilation to our bedrooms and bathroom.

I am pleased that finally, after some time, there is a proposed building project. However, as I have stated previously, the matter of air and light is crucial.

I had originally planned to appear in person to testify in front of the Board, but, due to a broken ankle, I am unable to attend the hearing. I urge the Board to consider the negative impacts that we will suffer should the variances be approved. Thank you in advance for your consideration.

Sincerely,

Ranee Lewison

Ranee Lewison
lewisonr@yahoo.com
1112-25th Street, N.W. Unit 5

BZA
Case No. 17322
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 44