

October 3, 2017

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St NW Suite 200/210-S
Washington, DC 20001

Re: Shadow Studies for BZA Applications 19560 and 19576

To the Board of Zoning Adjustment:

We are writing to you regarding the shadow studies for cases 19560 and 19576. Our two homes - 1741 and 1743 Harvard - sit between the two homes that are seeking to bump back (1739 and 1745 Harvard). While shadow studies have already been conducted for those two proposed projects, we would like to request that new shadow studies be conducted, which take into account the combined effect of the two projects on our yards.

Unfortunately, the current shadow studies only look at the immediate neighbors of the two proposals, so that 1741 is only part of the shadow study for 1739 and 1743 is only part of the shadow study for 1745. There are currently two two-story bump outs on our row, and it's easy to see why there were objections then and now to such projects. Due to the small lot width (only 16-feet across) it's clear that the shadows impact homes that are even 2 lots away, which means that our two yards will be shadowed by BOTH of these bump-outs, creating a double shadow effect, in which our yards will be overshadowed both in the AM and in the PM. This seems like something the BZA and other entities should be aware of and take into account in their decision-making.

We therefore would like to request that the BZA require new shadow studies that take this double effect into account for our two homes in particular.

- Ideally, it would be best if a joint shadow study could be undertaken simultaneously for both properties.
- At the minimum, we would ask that the two projects each be required to do new shadow studies that extend to two properties on either side of the bump out, which could then be "blended" to create a joint effect for our two properties.

Please don't hesitate to reach out with any questions. Jeremy Kadden can be reached during business or evening hours at 202-257-5440.

Thank you for your time and consideration,

Eric Picard (1741 Harvard)
Jana and Jeremy Kadden (1743 Harvard)