

Lauren Yamagata  
Victor Tineo  
1701 Harvard Street, N.W.  
Washington, D.C. 20009

Dear Lauren and Victor,

First of all, let me express my regret that you find yourselves confronting such an upsetting issue just a few months after you bought your new house. Indeed, not the best start.

As your neighbor, at 1703 Harvard, I am adamantly opposed to the project that the absentee-owners of 1665 Harvard Street, the Lawrences, have proposed for their anomalous lot. The proposed structure will impact negatively so many of us in the immediate neighborhood that we so much cherish.

I am strongly opposed to the proposed structured, especially given the vicinity of my house to the lot in question:

- 1) As an adjacent neighbor, the proposed structure will project a shadow on my house, which I bought almost a decade ago for its beautiful light and brightness. That will impact my emotional wellbeing as well the real estate value of my property.
- 2) The proposed structure will also impact my privacy, as the close-up windows will be facing one of my bedrooms and my living area.

Let me also raise other disconcerting issues affecting the broader neighborhood:

- 3) The proposed structure will create an anomaly in the southern side of the Hobart/Harvard alley. On the Harvard side there are no garages, not to mention a structure of two floors! Thus, creating one would alter and diminish the uniformity of the alley and the charm of our houses.
- 4) Given the existence of garages on the northern side of the alley, the construction of the Lawrences' structure would most certainly impede access to the existing garages and, even worse, create a public safety issue, by slowing if not preventing emergency vehicles from being able to go through the alley.
- 5) Another public safety concern is represented by the fact that the new structure will create a hindrance for those, including children, using the public staircase that runs between the two lots owned by the Lawrences. People walking up the staircase would—because of the proposed structure—not being able to see if someone is hiding with a criminal intent. Furthermore, because of such proposed structure, any pedestrian coming up the staircase would have to lean forward into the alley to ascertain if a car is coming. This is a dangerous for kids in the neighborhood but also for single women like me using the easement.

Therefore, it seems to me that such a variance, as is requested by the Lawrences, is not in the community interest. Rather, for the interest of one, many who cherish our neighborhood and have built a sense of community over the years are going to face huge disadvantages.

Further, according to the ANC rep, the owner of the lot would have to establish "hardship" in order to justify a variance.

I really hope that the concerns of our community will be heard and this variance will be rejected.

Best regards,

Silvia Zucchini  
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