

To: The District of Columbia Board of Zoning Adjustment

Re: Case # 19728

Opposition to the Application for Special Exception by Patrick and Becky McGeehan

Regarding the proposed special exception for an addition to the property 121 Tennessee Ave NE, I, Allison Boyer of 123 Tennessee Ave NE, 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. 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. With enhanced awareness of the negative impact that the project will have on my home, and in solidarity with other neighbors who have expressed their concerns, I strongly oppose this project. I would like my letter of support to be removed from the case files.

I object to the 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.

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.

While the owners of 121 Tennessee Ave NE and their architect Melissa Boyette have in their presentations before the Economic Development and Zoning Committee and the ANC 6A Commission downplayed the 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 rises three storeys and 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 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). Ms. Boyette has said that there was no need to provide the 4th quarter study. I insist upon seeing the comprehensive study and that such impact should also take into account a before and after construction shade and sun renderings.

I also request that the owners provide 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 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
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20002