

From: SIGMUND COHEN sigcohen@icloud.com
Subject: Proposed Construction at 121 Tennessee Ave., NE
Date: May 8, 2018 at 5:50 PM
To: philanc6a@gmail.com philANC6A@gmail.com



Case No. 19728

Dear Commissioner Toomajian,

We 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 following reasons:

1. The structure will impede light and air passage at the rear of our dwelling at 125 Tennessee Ave., NE which is two houses to the north of 121 Tennessee Ave., NE. What previously was a clear view to the North of our alley will be almost entirely impeded, blocking both light and air flow.
2. We are concerned about the structure's impact on light since the Light and Shade study submitted to the ANC and BZA *omits the winter months*. The study only addresses early Spring (March 20), early Summer (June 21) and early Fall (September 21). It omits the winter season when the structure's impact on available light will be most severe. Nor does the study compare light and shade before *and* after construction.
3. As far as we know, plans for the proposed construction have not been submitted to the DC Historical Review Board. As the structure is within the Capitol Hill Historical District, we understand from a legal authority that the process requires submission to the HRB of design drawings and photographs of the property and surrounding area. A subsequent check with the HRB's website reveals that this is a requirement. At the April 18 meeting of the ANC 6A Economic and Zoning Committee meeting we were informed that this is not a requirement since the square footage of the addition is under 500 square feet. We find this confusing.
4. We are distressed that a member of the ANC 6A Economic and Zoning Committee is the architect of the proposed structure. While she appropriately recused herself from consideration of the project at the April 18, 2018, meeting, we cannot help but believe that her membership on the Committee may have carried some weight in the Committee's decision to approve the project as long as the McGeehan family makes a good faith effort to get support from their neighbors. In our discussions with the McGeehans we have seen no willingness to modify the extent of the project to accommodate our concerns about light and shade as well as what impact the entire construction effort may have on the stability of neighboring properties.

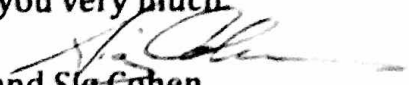
We hope that you will consider these points when ANC 6A takes up this issue at its Thursday, May 10 meeting.

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 52

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I thank you very much


Susan and Sig Cohen