

## Cochran, Patricia (DCOZ)

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**From:** Nina Miller <ninalmiller@yahoo.com>  
**Sent:** Tuesday, January 14, 2020 8:52 PM  
**To:** DCOZ - BZA Submissions (DCOZ); Hanlon, Ed (SMD 2B09); Landry, Aaron (SMD 2B04)  
**Cc:** McDermott Wesley  
**Subject:** 1832 15th Street NW Additions - Special Exceptions - Case #20144

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January 14th, 2020

Dear ANC Commissioners,

I would like to share my thoughts on the additions and changes proposed by the owners of 1832 15th Street NW. I have owned and resided at 1513 Swann Street NW, which shares an alley with 1832 15th Street. My husband and I both believe the proposed construction is out of character for its location and could potentially accelerate a trend towards Manhattanization in our neighborhood.

I have seen many changes in our neighborhood since I moved to 1513 Swann in 1996. A considerable number of row houses have required a total or near total gutting and rebuilding to become habitable. When I renovated my house I chose to raise a rear section of roof, and dug down to create a habitable basement. I stayed within the original footprint of house. Of my immediate neighbors on my side of the 1500 Swann Street, all chose to either build out by a few feet, extending their houses by a few feet, **\*\*or\*\*** build up to create one additional room. We all made the choice between building out, or building up — and it was understood that choosing both was not an option.

Escalating property values and the desirability of living in our neighborhood provide incentive for owners and developers to push the envelope on what is allowed. Ultimately we could end up with residences that take up all or nearly all of their entire lots, with no green space whatsoever.

The renovation of houses in our neighborhood is a good thing, and in some cases are desperately needed. Modest changes to the amount of occupied space of these lots may be desirable, so long as they don't significantly impinge on the quality of life for the surrounding properties. We believe the entirety of the proposed additions to 1832 15th Street will seriously impact the surrounding properties and will encourage homeowners and developers to push the envelope further and further in a direction that I would think none of us want.

Sincerely,

Nina Miller  
Wes McDermott  
1513 Swann Street NW

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20144  
EXHIBIT NO.94