



Brittany Bepler <brittanybepler@gmail.com>

Taylor & Sarah Nickel at 1834 15th Street, Britt & Peter Bepler at 1830 15th Street are asking for your support in their opposition to the huge addition that is being proposed to be built at 1832 15th Street next to their homes

Britt Bepler <brittanybepler@gmail.com>

Thu, Dec 5, 2019 at 10:35 AM

To: Ed Hanlon <2B09@anc.dc.gov>, "Landry, Aaron (SMD 2B04)" <2b04@anc.dc.gov>, 2B@anc.dc.gov

Please find letter #27 below.

Best,

Britt

----- Forwarded message -----

From: **Ernie Haffner** <ernie@erniehaffner.com>

Date: Wed, Dec 4, 2019 at 5:30 PM

Subject: Re: Letter of Opposition to 1832 15th Street NW

To: Britt Bepler <brittanybepler@gmail.com>

Cc: Peter Bepler <peterbepler@gmail.com>, Taylor Nickel <Taylor.nitech@gmail.com>, Sarah Nickel <srhnckl@gmail.com>, Dave Watts <dave@davewatts.net>

Britt, Peter, Taylor, and Sarah:

David Watts and I live at 1517 Swann St NW. As David and I understand it, the owners of 1832 15th St NW have proposed an addition to the back of their house that would be 13 1/2 feet long and 24 feet high with an attached deck of about 4 1/2 feet that will be about 7 feet off the ground.

David and I don't have strong views about the design (aesthetic) considerations, but we share your concerns about the size of the addition and the failure by the owners to try to reach a mutually agreeable compromise. Although there may be appropriate circumstances that would justify exceptions to zoning requirements, an important consideration obviously is the impact on neighbors, particularly those who live immediately next to the homeowners proposing the addition. Given the size of the addition relative to the surrounding yards, it is clear that the addition would greatly diminish your ability to enjoy your properties, particularly your backyards. As you have recounted to David and me, you have tried to work with the 1832 owners to try to come up with an appropriate solution that balances the interests of everyone concerned. However, the 1832 neighbors have not been willing to consider any potential compromise that would reduce the impact of the addition on your enjoyment of your properties.

Given the size of the addition and its impact on your properties, the need for an exception/variance to zoning requirements, and the failure of the 1832 neighbors to engage meaningfully in trying to reach an appropriate solution, David and I support your opposition to the 1832 addition.

Ernest (Ernie) Haffner

Board of Zoning Adjustment
District of Columbia
CASE NO.20144
EXHIBIT NO.72