

Dear BZA Chair Fred Hill and Board of Zoning Adjustment,

I am the owner of [REDACTED], neighbor to the applicant number 20258. I just spent my day attending the July 15 hearing in order to voice my opposition and was even called by BZA in advance to confirm my attendance. Another owner, Gail Miller, did the same. However, when the application was raised, neither one of us was given the opportunity to voice our opposition. I believe this was a technical issue and/or it was not conveyed to the others that we were on the call.

I am writing to make sure that my opposition to this special exception is noted and considered. I apologize for not speaking up sooner, but this is my first year as a homeowner in a city, and I did not fully understand the process. I thought I would be able to voice opposition at the hearing. My opposition is based on two arguments: 1) there will be a negative impact on my privacy and my home; and 2) [REDACTED] is currently listed for sale.

I have reviewed the documents in the application and saw that the Burden of Proof notes that “the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwellings or properties.” I disagree with this assertion as the owner and occupant of [REDACTED] St NW.

The special exception will have direct, negative effect on my unit. As it currently stands, the windows at [REDACTED] do not have a direct view into my unit and only an indirect view onto my balcony (the balcony is the one visible in Exhibit 41 and attached again to this email). After the addition, [REDACTED] will extend beyond my unit. I will lose privacy (and light) in my back rooms (a living room and a bedroom). The windows to these spaces are also shown in Exhibit 41. The addition will also block light to my balcony and the new windows will look directly down onto my balcony. I have provided photos from my balcony and the back room so that you can see the open space (which allows for light and privacy) that will be obstructed by the addition. I purchased this unit last year and some of the most appealing features were the light and the privacy; there were no neighbors whose views went right into my unit and I could see trees and sky (rather than buildings) from my back rooms. As such, this exception would have a substantially adverse effect on the use or enjoyment of my home.

Second, the applicants have listed their home for sale. (see <https://www.redfin.com/DC/Washington/1416-15th-St-NW-20005/home/9868596>). Thus, the special exception will impose a hardship on the neighbors for owners who will soon no longer own or reside in the unit. I believe this should be considered in deciding whether to grant the special exception.

Thank you for your timing in reading this letter and reviewing the photos. If you have further questions, I can be reached at [REDACTED]

Best Regards,

Stephanie Demperio























