

## Cochran, Patricia (DCOZ)

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**From:** Dan Glucksman <daniel.i.glucksman@gmail.com>  
**Sent:** Tuesday, April 13, 2021 12:00 AM  
**To:** DCOZ - BZA Submissions (DCOZ); ATD DCOZ  
**Subject:** BZA Case No. 20382 // Opposition to the proposed project

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April 12, 2021

Chairperson Frederick L. Hill  
Board of Zoning Adjustment  
441 4th Street, NW Suite 210S  
Washington, DC 20001

RE: BZA Case No. 20382

Dear Mr. Hill,

I would like to comment on BZA Case No. 20382, which comes before the Board on April 13. I am opposed to this project/case.

First, my wife and I have lived in Washington, DC since 1991. Our first home was a condo in Glover Park. My wife and I have lived at 319 11<sup>th</sup> Street, NE, since 2003. We sent our kids to the local elementary school.

I write to oppose the 308 11th Street, NE development project, including both the alley Accessory Dwelling Unit (ADU) and the proposed third level addition to the main house (fourth level, really considering that the basement is the true first level), and the roof deck.

First, in seeking more space than our condo offered, we were drawn to the historic nature of Capitol Hill, in addition to the close proximity to transportation, elementary schools and greenspaces. There is a sense of pride crossing the various "Historic Capitol Hill Neighborhood" signs. These signs signal the architectural integrity of the area will be protected. I like to think those signs mean that a fourth story pop-up (based on the basement level of the home), with a roof deck included will not be allowed, as such projects alter the historic sense of the neighborhood.

Alley ADU

While our home is not impacted by alley structure, the homes that face east and west, get very little natural light. A raised garage will cut off some natural light that some of the homes on the 300 block of 10<sup>th</sup> Street, NE receive. It will certainly limit the sunlight 310 and 312 11<sup>th</sup> Street, NE receive.

Main House

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20382  
EXHIBIT NO.61

I am opposed to the development project because it will: manifestly alter the nature and look of the neighborhood; cut off the amount of ambient, natural light for neighbors to the north; limit the sense of space for neighbors (not to mention privacy issues); and because the developers, as I understand, never reached out to the residents before moving forward with their plans.

There is a sense of pride and enjoyment of living in an historic neighborhood. I believe there is a communal spirit, too. Part of that is a social contract, of sorts, where-by the residents agree to live in harmony with the homes that give the neighborhood their character. The project at 308 11<sup>th</sup> Street, NE erodes that. While the ANC failed to uphold this spirit and the historical integrity of the neighborhood, I ask you and the others on the BZA to do so.

The homes just to the north and west of 308 11<sup>th</sup> Street, NE will undoubtedly lose some of their precious natural light. I believe this will impact the quality of life for these residents.

While residents of Capitol Hill have chosen this mix of city living combined with a neighborhood/village feel, the proposed development at 308 11<sup>th</sup> Street, NE would encroach on some neighbors' privacy and sense of space. Some of the neighbors on C Street, 11<sup>th</sup> Street and 10<sup>th</sup> Street would be looking into someone's bedroom, and vice versa. Not unlike the loss of natural light, this project would also limit privacy and the sense of space that is rare, comforting and enjoyed. The matter is underscored by the proposed project's roof deck.

A final issue is the unneighborly way that project was communicated. As I understand, the normal outreach to those living adjacent to the proposed project site was forsaken. This says so much about the project, as a whole. The omission discounts the communal spirit of the neighborhood and spirit of living in an historic neighborhood. (These days, we are trying to honor and understand each other, rather than just do what we want.)

Chairperson Hill, I understand other similar projects may have been approved in the past. But, I ask that the proverbial buck stops with you and your fellow commissioners in slowing the degradation of our historic neighborhood.

Please feel free to contact me at 202-544-0319, or via my cell phone at 703-795-6064 or on email at [daniel.i.glucksman@gmail.com](mailto:daniel.i.glucksman@gmail.com).

Sincerely,

Daniel Glucksman  
319 11<sup>th</sup> Street, NE  
Washington, DC 20002