

Statement

In opposition to BZA Case #20467

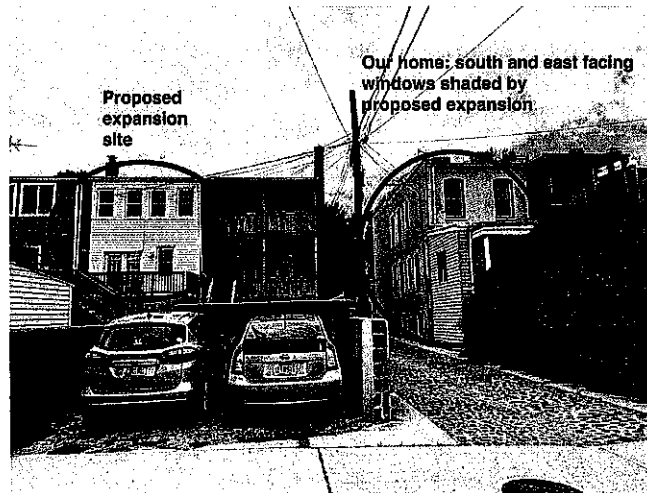
Proposed expansion of 232 10th Street SE

July 24, 2021

To the Board of Zoning Adjustment:

We ask that the Board of Zoning Adjustment (BZA) deny the application for special exceptions to expand 232 10th Street SE. Our home at 228 10th Street SE is uniquely, negatively impacted by the proposed expansion, which would have a substantially adverse impact on the light available to our property. Our property is located approximately 30 feet from the proposed expansion at 232 10th Street SE.

Because the proposal unduly affects the light available to our property, it does not meet the criteria for a special exception from the lot occupancy restrictions or rear addition restrictions.



Negative impacts to light at 228 10th Street SE

The current, third version of the project proposal is a major improvement over the previous two versions of the proposal. However, shadows would still fall on our home throughout the winter, when sunlight is scarce.

The latest sun study, offered by the applicant 24 hours in advance of the Advisory Neighborhood Committee meeting on July 13th, suggests that the most egregious shadowing in the windows of our home would be lessened under this version of the proposal. Indeed, the shadowing at midday now falls

just beneath our windows, rather than covering south-facing window exposure at midday as the previous proposals would have.

However, we note that **the applicant has not offered a plan for placement of mechanicals**; for the two-unit rental house that they are designing, there would presumably be two heat pumps or similar located on the roof. We have no information about the placement of these units, whether they will be fenced, and what shadows they might cast. It is possible that much of the benefit accrued to the light available to our home by the changes between the second and third proposals could be erased by the placement of these units.

Additional reasons that we oppose the proposed expansion of 232 10th Street SE

While our opposition to the proposed expansion of 232 10th Street SE is based primarily on the unduly negative impacts it would have on the light available to our home, there are additional reasons that we oppose the project that we ask the Board of Zoning Adjustment to consider.

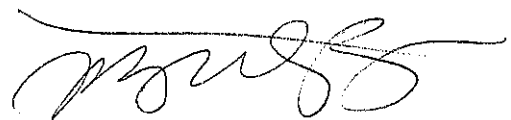
- The expansion would increase the building footprint without increasing the population density of the neighborhood. The house has been rented out for many years, including the basement, which the applicants have confirmed is not up to existing code for a legal rental unit. Thus, the renovation will simply confer legal status to a rental arrangement that has been in practice for many years, **taking more building space for the same occupancy.**
- We are concerned with **the negative precedent that would be set by non-resident owners being granted zoning exceptions to increase building mass over the objection of resident neighbors.** The owners of 230, 232 (applicant), and 234 10th Street SE do not live in their houses; these three properties are rental properties. We are unaware of any resident support for this project, while we are aware of significant resident opposition. With a significant number of properties on our block and in our square likely to change ownership in the near future, we want potential new owners to know that existing zoning regulations are to be taken seriously, and that exceptions will be granted sparingly.

Because the proposed expansion would unduly, negatively affect our home and our legal rental unit, while providing no benefits to the neighborhood, we ask that the exceptions to existing zoning regulations be denied in this case.

Thank you for your consideration of our concerns.



John Robert Ball



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