

July 26, 2021

Opposition of 14 Neighbors to BZA Case 20467

The 14 undersigned neighbors representing 9 households are in opposition to the current proposed renovation to 232 10th Street, SE (BZA Case #20467, Geoff Anderson & Harriet Tregoning, dated June 30, 2021, for the following reasons:

- The proposed project is non-conforming with current zoning laws and requires special exceptions from those regulations. These laws are designed to maintain the special character of Capitol Hill. The proposed renovation will adversely affect our socially thriving neighborhood.
- Because of the massive size of the proposed two-story addition, which includes an 18-foot wall added to the north side of 232 10th St., SE, the applicants need a special exception. The applicants have the burden of proof to make their case as to why they ought to get a special exception for their 18-foot wall and the 4-foot underground extension and they must prove that their requests will not have a substantially adverse effect on the use and enjoyment of any abutting or adjacent property. They have not done this.
- We have a uniquely ‘connected’ block – socially and physically – in large part due to the unique spacious alley where neighbors gather, kids play, and seasonal festivities take place. The neighbors care deeply about preserving the look, safety, and functionality of our alley. When gathering, we can each see our homes and enjoy the historic rooflines. And for those of us living on the alley, we value the view of our alley from our back porches – where we look for friends gathering and can watch our children play.
- Further, in our narrow row houses, we highly value our access to natural light, fresh air, and privacy, which will be adversely impacted by this renovation.
- Our 200 block of 10th and 11th streets has so far had several properties undergo renovations to both improve the value and living space of the property, while not undermining the historic look and roofline of our block – *both* from the street and alley view.

We wish to see the owners at 232 10th Street, SE, proceed within these regulations as well. The applicants’ request for special exceptions from the zoning regulations, if approved, will set a precedent adversely affecting the surrounding neighbors and should be denied in its current form.

Eastside of 10th St., SE:

1. Maureen O'Leary & Gregory L. Rohde, 222 10th St., SE
2. Tara L. Billingsley & John R. Ball, 228 10th St., SE

Westside of 11th St., SE:

1. James Matthew Douglass, 217 11th St., SE

Westside of 10th St., SE:

1. Daphne Gemmill, 215 10th St., SE
2. Kate Blunt, 217 10th St., SE
3. Marcella Hilt & Rosina Memolo, 219 10th St., SE
4. Ellen Opper-Weiner, 223 10th St., SE
5. Elizabeth & Mason Brayman, 233 10th St., SE
6. Steve & Hilda Hooten, 237 10th St., SE