

TO: Board of Zoning Adjustment submissions at bzsubmissions@dc.gov.

FROM: James Sherry and Elizabeth Kidder, owners at 234 10th St SE, Washington, DC 20003 (202) 460-2204; jim.sherry@gmail.com

COPY: Steve Holtzman, ANC 6B Commissioner (6b05@anc.dc.gov)

SUBJECT: Comments in Support of Zoning exceptions sought by the owners of 232 10th St. SE. (Case 20467 Geoff Anderson and Harriet Tregoning)

DATE: July 26, 2021

Dear BZA Board Members

We are the owners of 234 10th St SE which is the abutting property to 232 10th St. SE (Case 20467). Our home shares a party wall with theirs and consequently we will be uniquely impacted by the proposed addition.

We appreciate our neighbors desire to optimize living space, increase housing density and income potential. We are aware that improvements are needed to:

- enable continued rental and or personal use of the main residence,
- bring the basement rental apartment space into compliance with Certificate of Occupancy building code requirements, and to
- address significant structural safety and pest control challenges presented by the (non-attached) garage.

We wrote to you several months ago voicing our strong opposition to the renovation plan proposed at that time and the oversized building that would have resulted from it. There have since been several discussions with and among neighbors and revisions in the proposed plan. We commend the owners of 232 10th St. SE for taking a more collaborative approach on this submission. We believe that most concerns – though not all –have been addressed and we hope that most of the tensions and divisions created by this tortuous process – if not all –will heal in due course.

We are writing today in support of the zoning exceptions being sought by the owners of the property at 232 10th St. SE, noting our understanding that:

- they will not later seek as a further renovation that includes a **third floor**.
- before commencing demolition, they will enter into a **construction agreement** with their near neighbors specifying explicit expectations, parameters, remedies and sanctions for construction hours; considerate contractor parking and delivery; noise abatement; rodent/pest control and a ‘hotline’ to facilitate communication.
- before commencing construction, they will reach agreement with us – ideally with BZA guidance – on how to address/mitigate the consequences of a significantly reduced ‘**dog leg**’ space between our adjoining properties. We note that the current proposed plan would narrow this space to a point that repairs or changes to our north-facing wall would not be serviceable.

In closing we would like to note our gratitude for the tireless and even-handed work of our **ANC Representative Stephen Holtzman** who worked above and beyond the 'call of duty' to anticipate and help mitigate our frustrations these last many months with a process that seemed at times designed to sew division and thwart common interests among neighbors.

We expect that more of our neighbors will seek to make improvements to their individual homes in the future and hope that the BZA and ANC can help to ensure that the processes to pursue renovations and anticipate the downstream consequences can be done in a way that does not adversely affect our (otherwise) friendly and socially thriving neighborhood. Appreciating that differences in objectives and perspectives are inevitable, we would nevertheless have all benefited from clearer and more 'citizen accessible' regulations and interpretation. More timely information, and clearer process would go a long way to help in what are intrinsically frictional undertakings that need not be fractional as well.

Sincerely,

A handwritten signature in black ink, appearing to read "James Sherry". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Sherry".

James Sherry
Owner, 234 10th St SE

A handwritten signature in black ink, appearing to read "Elizabeth Kidder". The signature is highly stylized and cursive, with the first name "Elizabeth" written in a larger, more prominent script than the last name "Kidder".

Elizabeth Kidder
Owner, 234 10th St SE