

Cochran, Patricia (DCOZ)

From: Ken Patterson <kwpsc1@aol.com>
Sent: Tuesday, November 30, 2021 7:58 AM
To: Herbig, William (SMD 2B05); DCOZ - BZA Submissions (DCOZ)
Subject: Opposition to BZA case #20585, 1457 Swann St NW

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To Whom It May Concern:

I have lived in the 1400 block of Swann Street NW since 1995, and have watched as more and more houses in the neighborhood have expanded their back walls and added large and often unsightly extensions. As an attorney, I respect the rights of property owners to make reasonable changes to their homes and accordingly try to fight my general inclination that "if you want a bigger home, go buy a bigger home." Respecting the rights of property owners has to go both ways, though, and even a quick look across the neighbors' backyards in either direction makes clear that the project is without precedent and would tower over its neighbors. Thus, I have to join other neighbors and ask you to please vote down application #20585 at 1457 Swann St NW.

I am not clear about what relief the applicant for #20585 is seeking with this request. Is his home in some structural or other danger? Are his living circumstances being infringed upon in some way? Typically, my understanding is that an exception like the one the applicant seeks is made to remedy some damage or injury that he or she is enduring. Here, no such circumstance is apparent, and I am assured by folks who have studied this proposal more closely that none exists. If it is merely that the applicants "wants a bigger house," he may have one with an extension that mirrors the precedent already established. Going further than 10-foot-by-right allowance sets a precedent of its own, and if you ignore that, one must ask where will it stop, and at what cost to those nearby? It would seem to me that sticking with the 10-foot by-right allowance in the current zoning ordinances both allows the applicant to expand his home while also ensuring he causes no damage to his neighbors in the way of reduced enjoyment of their homes and yards and decreased property values.

With kind regards,

Kenneth W. Patterson
1439 Swann St NW
Washington, DC 20009

Board of Zoning Adjustment
District of Columbia
CASE NO.20585
EXHIBIT NO.27