

**Subject: Opposition to BZA Case No. 21256 – 2710 Sherman Ave NW**

Dear Members of the Board,

I am writing to express my opposition to BZA Case No. 21256, regarding the proposed construction at 2710 Sherman Avenue NW.

I live directly across from the property in question, and the proposed third story with roof deck, along with the rear addition, will have a significant adverse impact not only on my property but also on the properties adjacent to mine. The additional height and massing of the structure will block natural sunlight into my home, causing a loss of **30 minutes to 1 hour of direct sunlight per day**, depending on the season. This reduction in sunlight will negatively affect my property year-round, impacting the livability of several key areas.

The loss of sunlight will affect my **porch**, which I use for approximately six months of the year. This outdoor space is crucial for my enjoyment of my home, and the diminished sunlight will make it less inviting and usable. Furthermore, as my home is a **through-house**, the loss of light will extend beyond my porch to affect my **living room, kitchen, and main bedroom**, all of which currently receive natural light throughout the day. The diminished sunlight will reduce the quality of life in these essential areas of my home.

The impact of this construction will not be limited to my property. The houses on both sides of mine will also experience a reduction in sunlight and air circulation due to the increased height of the proposed structure. These neighboring homes, like mine, rely on natural light and adequate ventilation, both of which will be compromised by this construction.

Under Subtitle X § 901.2(c), the Board must consider whether the proposed special exceptions will have an adverse effect on neighboring properties, particularly with regard to light, air, and overall enjoyment. The changes will reduce the livability of my home and the homes of my neighbors, as well as lower the market value of our properties. The loss of natural light is an essential factor for prospective homebuyers, and this modification will likely decrease the desirability and market value of our homes.

Furthermore, the proposed third floor and roof deck will disrupt the architectural character of the block, which is composed of two-story row homes. This alteration will disrupt the aesthetic harmony of the neighborhood and could contribute to a decline in property values in the surrounding area.

For these reasons, I respectfully urge the Board to deny the application or, at the very least, require modifications to mitigate the impact on sunlight, air circulation, and the architectural integrity of the neighborhood.

Thank you for your attention and consideration.

Sincerely,

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