

## **Final BZA Statement at 04/09 public hearing– Case No. 21256 (2710 Sherman Ave NW)**

Good morning and thank you for the opportunity to speak.

My name is Erwan Belpaume, and I live directly across the street from 2710 Sherman Avenue NW. I'm here to respectfully oppose the proposed **third-story addition** and conversion of the property into **three units across four floors**.

My strongest concern is the **loss of sunlight**, which will affect **multiple rooms** in my home. The third floor would block **30 minutes to 1 hour of direct sunlight every day**, depending on the season — not just in our main living space, but also in our **kitchen, our porch, and our upstairs bedroom**. These are rooms we use every day. In spring and summer, we spend hours on our porch in the afternoon and evening. That sun is a key part of how we enjoy and use our home.

When we bought our house, we chose it specifically **because it faces west**. The afternoon and evening light was a major factor in our decision — both for our day-to-day life and as part of the home's long-term value. This addition would take that away, not just from us, but from **at least three — possibly all six — of the adjacent rowhouses** across from the property. It's a shared impact on the block.

I understand the need for housing and thoughtful development. But this project is not that. The property has been owned since 2001, purchased at a low cost and rented for all the time since then. The proposal to build three upscale units on four floors is clearly designed to **maximize profit**, not to serve the neighborhood. A smaller, two-unit project on three levels would already be profitable — and much less disruptive to those of us who already live here.

Moreover, the design is **out of character** with the historic look of our block and will cater to a wealthier demographic, pricing out students and long-time residents. This undermines the **social mix and character** that makes this part of Ward 1 special.

DC's zoning rules are clear: special exceptions must not cause **substantial harm to the use or enjoyment of neighboring properties**, and must remain **in harmony with the surrounding area**. This proposal fails both tests.

I respectfully urge the Board to **deny this application as proposed**, or require meaningful revisions — starting with **eliminating the third story** — to reduce harm to neighboring homes and preserve the livability and character of our block.

Thank you very much for your time.

Erwan Belpaume  
2709 Sherman Ave NW 20001 Washington DC  
+1 202 361 2322  
Belpaume.erwan@gmail.com