



## #21298 - Neighbor letter of support

From Alexis Early <alexisjearly@gmail.com>

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To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; dzluanc5b@gmail.com <dzluanc5b@gmail.com>

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To Whom It May Concern,

My name is Alexis Early, and I am the homeowner of 1304 Girard St NE. I am the immediate neighbor of the empty lot between my property and 1306 Girard St NE. I write in support of the application by the homeowners at 1306 Girard St NE, Zach Bache and Justin Riordan, with whom I have a positive and cooperative relationship.

I have zero concerns about their proposal in Case #21298. Moreover, I support it. Brookland needs more housing, and the empty lot next door is an anomaly in the neighborhood. It makes sense to put that space to a higher and better use by allowing another home to be built there.

I chose to buy a home in the city instead of moving to the suburbs, so I expect to live on a block with city-like density. Justin and Zach's proposed plan would still give me plenty of room between my property and a new property; their proposed plan would simply allow another property to be built within similar proximity as my neighbors on other sides of my property - which is still extremely generous and allows for detached single-family homes within the city's borders. Furthermore, the requested variance in the side yard width (to accommodate the proposed lot width) will not negatively impact my homeowner experience, as it is only requested for Justin and Zach's side of the proposed lot.

I have known Zach and Justin since they moved into the neighborhood, and I have been impressed by their commitment to improving their property, including their neighbors in their decision-making, and being responsible owners. They have done extensive renovations to their home and surrounding land, all of which have improved the property value and functionality and eliminated nuisances caused by the previous owners. I have had a very

positive experience as they have renovated their home and built an ADU on the far side of their property away from my home - they have gone out of their way to minimize or offset any potential disruptions during these construction processes. I have zero complaints about the ADU since it has been built - it fits into the character of the neighborhood, coordinates with their home color, and does not impact the privacy of my property at all.

In closing, please approve the proposal requested in Case #21298, and please let me know if you have any further questions for me.

Best regards,

Alexis Early