

June 26, 2025

Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

RE: Case No. 21313 - Special exceptions for 30 W Street, NW

Dear Board Members:

I am the owner of 32 W Street, NW, and write to express concerns regarding Case No. 21313 involving three requests for special exception for a home renovation project at 30 W Street, NW. As the abutting property owner, I am concerned about the potential impacts to my property, the light and air that reaches my home, and my privacy. In particular, I am concerned that the requested special exceptions will unduly exacerbate those impacts. I have raised concerns with the applicants and remain open to potential mitigations. My specific concerns are detailed below.

I. Demolition and Construction Impacts

The project and requested special exceptions will necessitate significant demolition and construction. I have two general concerns related to this:

- 1) **Property Impacts:** The third-floor addition to 30 W Street may require my chimney to be extended. Separate but relatedly, there was some recent demolition and jackhammering at 30 W Street, NW, that caused flaking from the exposed brick-and-mortar wall that I share with 30 W St., NW. The project architect has shared some mitigation plans for how they would handle extending my chimney and measures to minimize potential impact to our shared walls and foundation. I am not an architect or engineer, so I do not know whether those mitigations are sufficient. I also don't know if those are the extent of the concerns I should have.
- 2) **Construction Noise:** As I frequently work from home, the anticipated noise from this project will be significant. The recent jackhammering and construction work inside 30 W Street was unexpected and happened while I was on work calls. It would be helpful to know when demolition or construction will occur and to have agreed upon parameters on times and days when other work can be done.

II. Light and Air Impacts

The proposed special exceptions will allow the project to extend 15 feet beyond the end of my house and increase lot occupancy to 67.9%. By right, the project is allowed to extend 10 feet beyond my home and increase the lot occupancy to 60%. What is allowed by right will reduce the light and air that reaches the back of my house, and the special exceptions will further diminish that light and air (see Exhibit 6). This strikes me as a significant impact and there is no explanation in the application for why the project merits special exceptions to the zoning rules.

III. Privacy Impacts (Subtitle E § 5201.4(b) and Subtitle X § 901.2(b))

I am concerned about the privacy impacts of the proposed accessory building. The 2-story garage will have north-facing windows that will look into the back of my house as well as 30 W Street. The owner has expressed a willingness to address this issue and it would be good to understand the Board's views.

IV. Visual Intrusion Analysis

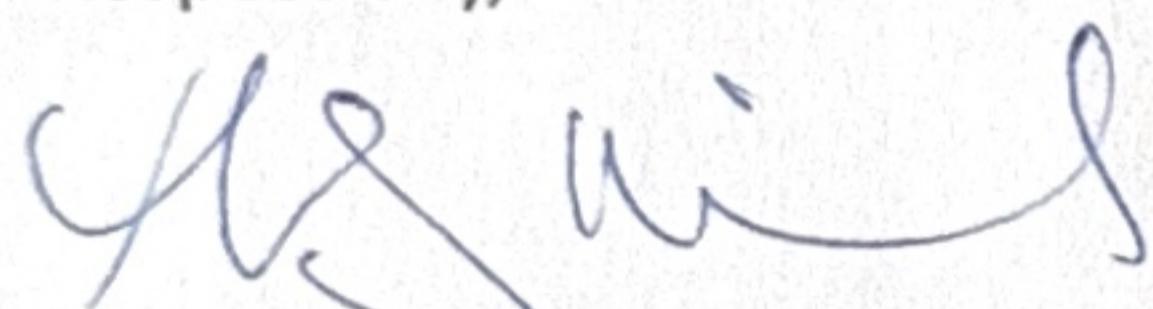
The applicant's statement (Exhibit 8) says that "a small portion of the Addition will be visible from W Street." However, according to the project architect and the recommendation from the BZA, the third-floor addition will not be visible from W Street. This discrepancy should be clarified and documented in the record.

V. Conclusion

I welcome renovations to 30 W Street, NW, which has largely sat vacant for years. Given this project requires special exceptions to the zoning rules, I want to document my concerns with the Board, understand if there are mitigations, and ultimately, minimize any disruption, damage or impact to my home.

I appreciate the Board's consideration of these matters.

Respectfully,



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