

June 25, 2025

Sara Bardin, Director  
D.C. Office of Zoning  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W. Room 210  
Washington, D.C. 20001

**Re: 3253 P Street NW – BZA Application #21325**

Dear Ms. Bardin:

We are requesting status as a party in opposition to the above-referenced application No 21325. We live within 50 feet of the lot that is the subject of this zoning application.

Please be advised that Andrea C. Ferster is authorized to represent us and act on our behalf as our legal counsel in the above-referenced zoning proceeding. It is our intention to proceed jointly with other neighbors who are also represented by Attorney Ferster and who are also granted party status.

The proposed ADU structure at 3253 P Street NW will have negative impacts on our property and our enjoyment of it. We bought our property at 3255 P Street NW place great value on its small private gardens, patios with ample, diffuse sunlight, light summer breezes and private backyard views of trees, gardens and greenery from living rooms and master bedrooms. Due to the disproportionate massing of the proposed ADU we will be adversely affected by diminished light in our backyard patio, gardens and rear facing MBR and living room windows during the day. Several shade trees within 50 feet of our property with their diffuse light will be removed, reducing the natural light in our backyard area.

The increased occupancy of the ADU with the additional residential and visitor foot and car traffic required to access and service the ADU over our driveway (with its shared easement) will pass directly in front of our living room and dining room windows and pass along our back yard garden. This added traffic, tenants moving in and out of the ADU, deliveries and movement of additional trash bins will increase the frequency of noise and reduce backyard privacy. The ADU's 4 large south facing windows (2 ground level 6-foot windowed bifold doors, 2 upper level 4' 6" foot windows) will face over our garden area of 3255 P Street and into the living room and MBR windows reducing privacy and enjoyment of the use of these areas.

**Parking.** By eliminating the two garage spaces for 3253 P Street, the ADU will place two parking spaces in the open area in front of the former garage structure. With added trash bins and a ground level AC unit it is possible that only one car will fit in the area, thus moving three additional spaces to the street. Maneuvering cars over the narrow easement

into garage spaces is already difficult. By having cars parked in the space in front of ADU rather than in the garage it is more difficult to maneuver cars in and out of our two garages due to the narrow 90-degree turn required to access the easement. In combination with the increased occupancy of the ADU and the existing occupancy of 3253 P (with 2-4 cars historically), and elimination of the two garage spaces, there will be increased pressure on the already very limited P Street parking shared by residents, businesses and Addison Elementary School student pick-ups and drop-offs in mixed usage. In addition, the easement is very narrow, and delivery vehicles would block the easement during deliveries or perhaps get stuck in the narrow passage damaging properties.

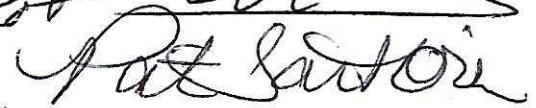
Visual intrusion. The proposed ADU from our backyard gardens, living and MBR bedrooms. The structure overwhelms and diminishes the quiet ambiance of our backyard area; a primary reason we purchased our property. As stated in the initial BZA Exception Application, our neighborhood is characterized by two-story dwellings with detached one-story accessory structures. The proposed two-story ADU sits atop the one-story, six-bay, uniform garage structure in our backyard area. The massing of the proposed ADU is both out of character and out of proportion with existing shared garage structure in our backyard and with accessory structures in the neighborhood. It presents as a street front residential façade in design, massing and scale in an area characterized by private backyard gardens and one-story accessory units. The new structure would visually dominate the immediate area and wreck its quiet character.

Construction concerns. We have two main concerns about the negative impacts of construction of the ADU. First, the proposed ADU is based on adding a second story to the weak garage structure with party walls shared by us and the ADU structure. The structure would be built on old retaining walls and the brick is compromised by age, the need for pointing and water seepage from abutting properties. The new construction is likely to collapse or further compromise the already weak structure. Strengthening the party walls would require digging and strengthening footings or retaining walls on adjacent properties, none of which we or abutting neighbors support.

Second, our owned driveway (with its common easement) sits above an underground stream which is only a few feet below the driveway. Any work to dig up our to install sewer or electric lines for the ADU may cause neighborhood flooding problems that we and our neighbors have worked hard to remedy and avoid over many years. Any such flood or damage would incur lawsuits by the property owners.

Our final concern of the neighbors is that if the two-story ADU exception is granted for 3253 P Street, it would establish a precedent for the same zoning exceptions to be eventually granted for ADUs above the two adjacent garages at 3255 and 3259 P Street. If this were the case, it would greatly exacerbate each of the problems described above.

Very truly yours,

Rolf, Pat and Caroline Sartorius



3255 P Street NW, Washington DC