

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001
Re: Location and Sightlines of Skylights - BZA Case No. 21326

Dear Chairperson Hill and Members of the Board:

In Summary:

- The photo submitted by Mr. Sullivan on October 8th in regard to the skylight privacy issue is from a different location than the Applicant's proposed rooftop and 3rd floor balcony and cannot be used as an accurate representation of the skylight privacy issue for the Board in review of this decision.
- The spatially accurate photos I've submitted are a representation of the view from the applicant's rooftop and 3rd balcony level and clearly show undue intrusion into the privacy of our entire home, including our bathroom and shower. These privacy issues will also be greatly pronounced at night.
- As seen in submitted photos, the Applicant will have full, unobstructed views into our entire living area, except our bedroom and basement. (See submitted photos at various deck levels). This is in clear violation of BZA's policies towards granting special exceptions if violations of undue privacy are clear.
- Chairman Hill informed me in our initial Party Status Hearing on July 23rd that I am afforded equal rights as a tenet as a Party in Opposition. (With a 2 year lease extension signed in June 2025). Mr. Sullivan's multiple statements, under oath, have sought to diminish and degrade my Party Status in direct violation of BZA's regulations. Mr. Sullivan's last statement in the October 1st hearing that "Mr. Huffman is a tenant and probably won't even be here by the time the project is finished" is the latest example. Several other examples are outlined in my submission below.
- ANC voted in Opposition to this project, but has not posted the findings or minutes of the hearing. The Board cannot consider a resolution until the ANC has officially communicated their ruling.
- On September 17th, The Office of Planning "has communicated to the Applicant that the submitted shadow study could be improved to show a clearer relationship of the shadows cast by the proposed addition to adjacent properties, but as of the date of this report, an updated study has not been submitted to the record." No further shadow study has been submitted and Mr. Sullivan's shadow submission on September 17th cannot be used as an accurate representation of the undue effect on our light and air, which is profound.

Chairman Hill,

Mr. Sullivan's Cover Letter in his most recent filing on October 8th, does not address the impact of privacy on myself and my wife who live at 3544 Whitehaven Pkwy. Mr. Sullivan's 1 photo of the skylight is not an accurate representation of the applicant's proposed actual views into our skylights from his rooftop and 3rd floor. The 1 photo submitted by Mr. Sullivan on October 8th is not from the Applicant's property and is 3 doors down at 3550 Whitehaven, more than 40ft from our property, and at a lower elevation than the proposed roofdeck, which has a direct view into our bathroom. I have attached accurate photos that very clearly show that any person only has to look down from the applicant's rooftop (at 40ft), as well as the 3rd floor balcony to see, **or take photos**, directly into our **bathroom and shower**. This will be even more pronounced at night. **This is a flagrant violation of the BZA's stated policies on Special Exceptions on undue intrusion into the privacy of neighbors.**

Mr. Sullivan and the applicant have also chosen to not adequately address the privacy issues on the 2nd and 3rd balcony levels for the proposed project via photos or any other means, other than simply stating that they will not have an undue effect. I've attached photos from the length and height of the proposed decks of the project facing the rear of our property, which make it painfully clear that the applicant will have full unobstructed views into our sun room, dining room area, kitchen, and even as far back as our living room. These privacy intrusions will also be more pronounced at night.

Additional Items for Consideration to Oppose:

In our initial hearing to grant Party Status, I asked Chairman Hill if being a tenant diminished my role or rights in these proceedings and the answer was that I have the same rights as a Party in Opposition given to a homeowner.

Since then, Mr. Sullivan has attempted multiple times, under oath, to sway the Board into disregarding myself (Robert Winthrop Huffman) as a valid Party in Opposition for this project. At the end of the meeting on October 1st Mr. Sullivan stated, "Mr. Huffman is a tenant and probably won't even be here by the end of the project." This is false and an intentional attempt to mislead the Board. My wife and I have been at 3544 Whitehaven for 2 years and signed a 2 year extension in June 2025 so we will be here for the duration of the project. (The District has also been my home for 20 years and 15 years for my wife.) We are also arguably the most impacted, but that doesn't seem of concern to Mr. Sullivan or the applicant.

In addition, Mr. Sullivan stated on September 29th that by Mr. Jazini asking myself (Robert Winthrop Huffman) via text (attached) for Amy Cullen's (homeowner of 3544 Whitehaven Pkwy) information in June 2025 absolved them of any obligation by the BZA Board to communicate with myself as a Party in Opposition and more importantly, as a direct neighbor that shares an adjoining wall. (and chimney.) This is a bizarre notion that follows no guidelines or regulations put forth by the BZA.

Mr. Sullivan's request for a Motion to Accept an Untimely Filing on June 30th so they could "...continue to work with the immediate neighbors and ANC". Since then, there has been absolutely no communication with the immediate neighbors. None.

The Applicant's project meets **none of the BZA stated guidelines for granting Special Exception's** and as an immediate neighbor with an adjoining wall with clearly shown major impacts on undue light, air, and privacy, we respectfully request Chairman Hill and the BZA to deny these Special Exceptions.

We appreciate your time, effort, and concern.

- Win and Emily Huffman

(This is Win, neighbor at 3544 Whitehaven).

No problem. I am setting up a zoom call on Thursday for Pete to see the plans with architect Rich Markus

12:30 pm

Let me know if you can join will send you invite

If not we can go over it some other time too

Good for 12:30pm and thanks for setting up.

Can you send me your email address and also send me your landlords number or email

Win Huffman:
winhuffman@gmail.com

Landlord: amycollen@gmail.com

Delivered

Perfect thank you

+1 (240) 620-6011 >

iMessage

Wed, Jun 18 at 8:02 PM

Ehsan and Natalie from next door

It was great to meet you we would love to have you and Emily for apps and drinks next Tuesday at 7 pm if you are available

Thu, Jun 19 at 10:00 AM

Can you also please send me your landlords number so I can reach out to them directly thank you 🙏

Tue, Jun 24 at 5:33 PM

Hi Eshan, apologies for not getting back to you sooner. We're having a hectic week and can't make tonight work, but would love to huddle up with you to go over the project soon.

(This is Win, neighbor at 3544 Whitehaven).

No problem. I am setting up a zoom call on Thursday for Pete to see the plans with architect Rich Markus