

From: [Peter Courtois](#)
To: [Hamala, Mark \(DCOZ\)](#)
Subject: Fwd: Response to the Applicant's Submission in Case No. 21326 - 3546 Whitehaven Parkway NW
Date: Thursday, October 16, 2025 4:25:18 PM
Attachments: [winmail.dat](#)

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Mark,

Yes, I sent my response to bzasubmissions along with all the other parties. See below.

Thanks for your help!

Pete

Peter Courtois
402-321-4828
peterncourtois@gmail.com

Sent from my iPhone

Begin forwarded message:

From: peterncourtois@gmail.com
Date: October 15, 2025 at 8:41:14 PM EDT
To: bzasubmissions@dc.gov, "Mitchum, Joshua (OP)"
<joshua.mitchum@dc.gov>, 2e@anc.dc.gov, "Lohse, Gwendolyn (SMD 2E06)"
<2E06@anc.dc.gov>, 2E01@anc.dc.gov, 3b@anc.dc.gov, 3b02@anc.dc.gov,
Win Huffman <winhuffman@gmail.com>, Ehsan Jazini
<ehsan.jazini@gmail.com>, Sarah Harkcom <sharkcom@sullivanbarros.com>
Subject: Response to the Applicant's Submission in Case No. 21326 - 3546 Whitehaven Parkway NW

Dear Chairperson Hill and Members of the Board:

As requested during the October 1st BZA hearing, I am providing the following response to the Applicant's submission requesting special exceptions for the application at 3546 Whitehaven Parkway NW. The Zoning Regulations clearly states that the applicant for a special exception shall have the full burden to prove no adverse impact and even if the applicant believes those in opposition have not presented evidence in opposition, the applicant shall not be relieved of this responsibility.

In this case, I believe we have clearly demonstrated there is an adverse impact and that the applicant has NOT proven otherwise as REQUIRED by the regulation.

In support of this position, I provide the following:

1. The applicant submitted air and light studies that highlighted the additional negative impact the special exception created on the properties of the parties in opposition. These highlighted areas on the applicant's own submission are evidence of a negative impact. The Office of Planning conceded in the October 1st hearing they have no objective measures to determine how to measure the impact. However, it is clearly worse with the special exception than without the special exception.
2. The applicant proposes installing privacy screening on the main floor, second floor and third floor decks as depicted in their most recent submission showing the deck elevations. Essentially, our contention that the special exception creates a significant privacy concern to all the neighbors at every level is affirmed by the need for these privacy screens. Additionally, the applicant's contention that the decks face directly south is completely misleading. Anyone on these decks is free to look to the left or right and even turn around and look back into the property of the neighbors. Limiting the size of the building extension and not allowing the special exception will reduce the privacy impact on the neighbors.
3. With respect to the special exception for the accessory apartment, the applicant is requesting approval based on the assertion that the proposed structure does not substantially visually intrude upon the character, scale, and pattern of houses along the alley frontage. This request fails on all accounts. Of the 60 homes along the alley, there is only one other apartment, and this apartment was grandfathered and has existed for over thirty years. This applicant is requesting to build a home that is not in character, scale nor pattern of the other homes along the alley.

I believe the parties in opposition have provided significant evidence against the applicant's request for special exceptions and request the BZA deny these special exceptions.

This email is addressed to all required parties and should be considered my Certificate of Service.

Respectfully,
Peter Courtois

Peter N. Courtois
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402-321-4828