

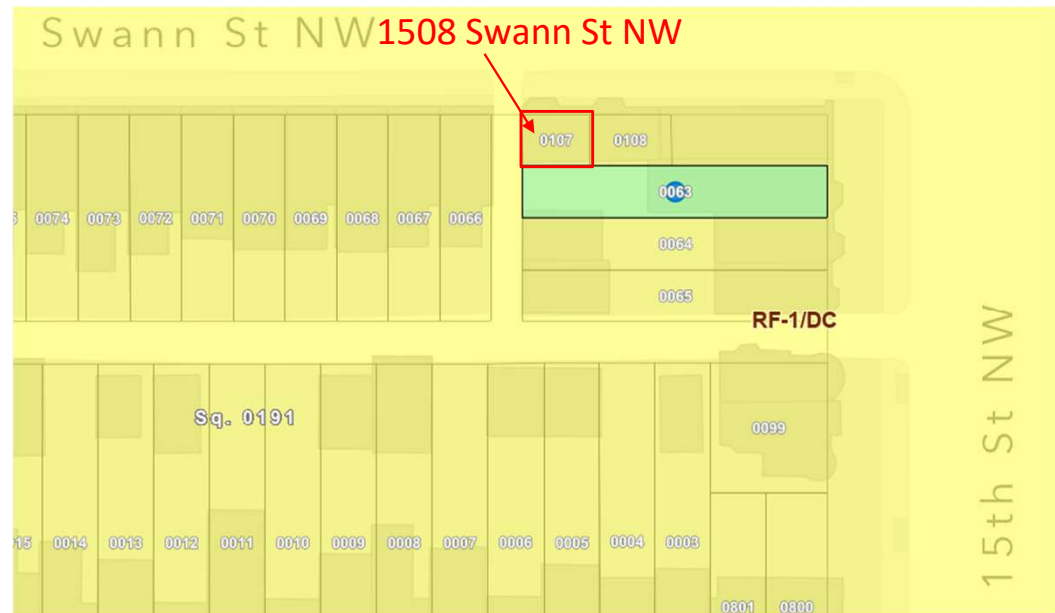
BZA Case No. 21330 – Opposition Presentation

JACKIE JACOBSON – 1508 SWANN ST NW

DC BOARD OF ZONING ADJUSTMENT HEARING - OCTOBER 22ND, 2025

About Me and My Property – 1508 Swann St NW

- Purchased in February 2022
- First time homeowner
- Single-family, historic townhouse
- Abuts 1818 15th St directly (no alley separation)



Rear Photos Prior to Illegal Construction

- Window shown is in second floor primary living space
- No obstructions prior to carport/entertainment deck



Second floor primary living space window

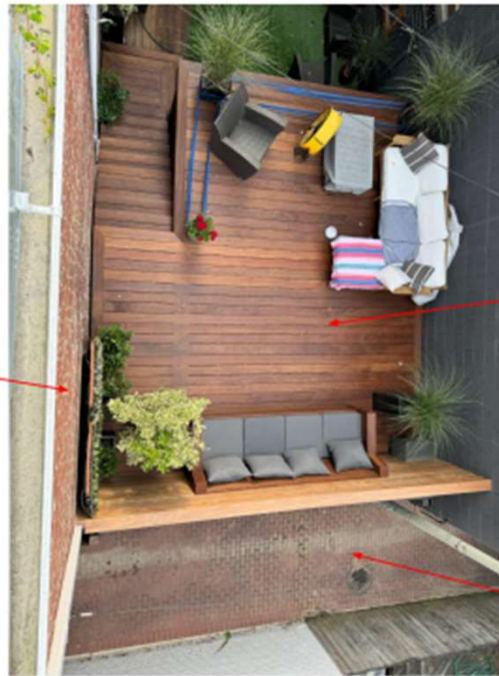
Rear Photos Prior to Illegal Construction



Second floor primary living space window

After Construction (View from Above)

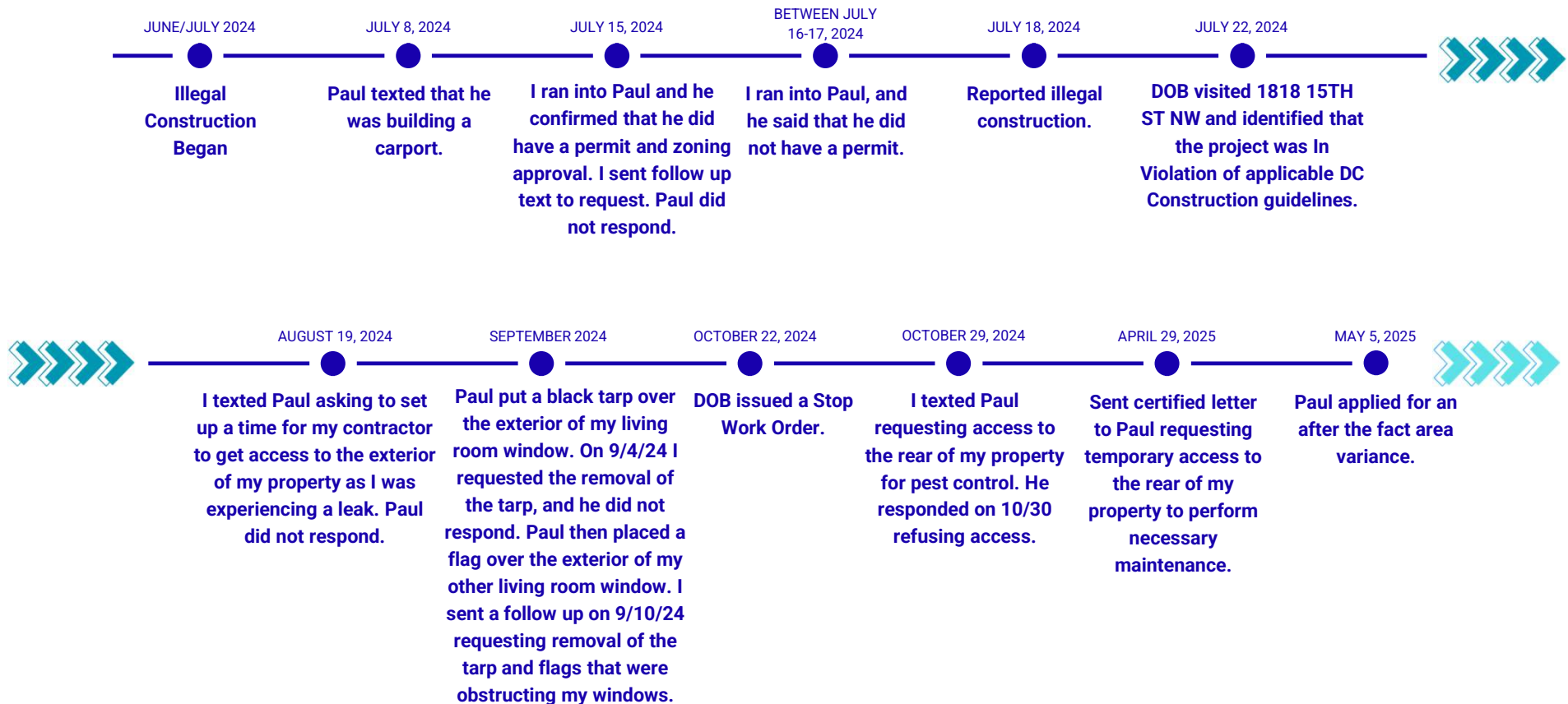
1508 Swann St
NW Rear



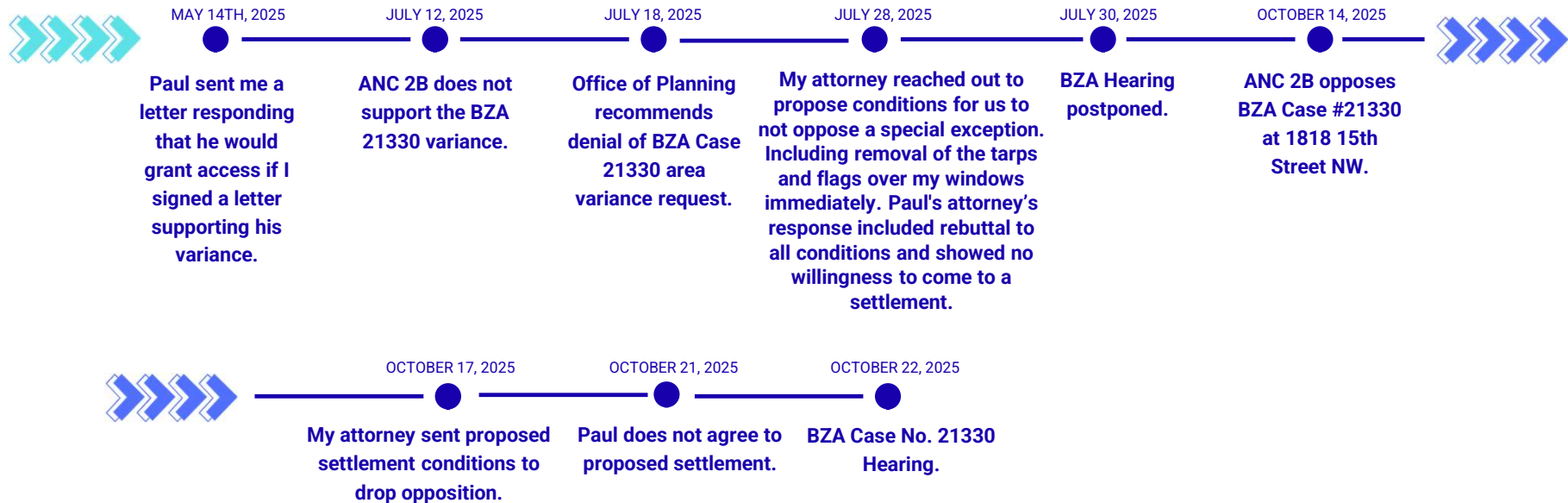
Entertainment Deck
Addition with parking
space underneath

Public Alley

TIMELINE OF ILLEGAL CONSTRUCTION OF ENTERTAINMENT DECK AND CORRESPONDENCE WITH PAUL PIKE



TIMELINE OF ILLEGAL CONSTRUCTION OF ENTERTAINMENT DECK AND CORRESPONDENCE WITH PAUL PIKE



Adverse Impacts to the Use and Enjoyment of My Property

- **Loss of Light & Air**

- Deck platform aligns with my living room window – no setback
- Black tarp and flags installed directly in front of my window – blocking all light and air
 - Paul has kept these obstructions up since September 2024 (1 yr+) despite multiple requests for removal made to him and to his attorney
- Eliminates daylight and natural ventilation

- **Loss of Privacy & Security**

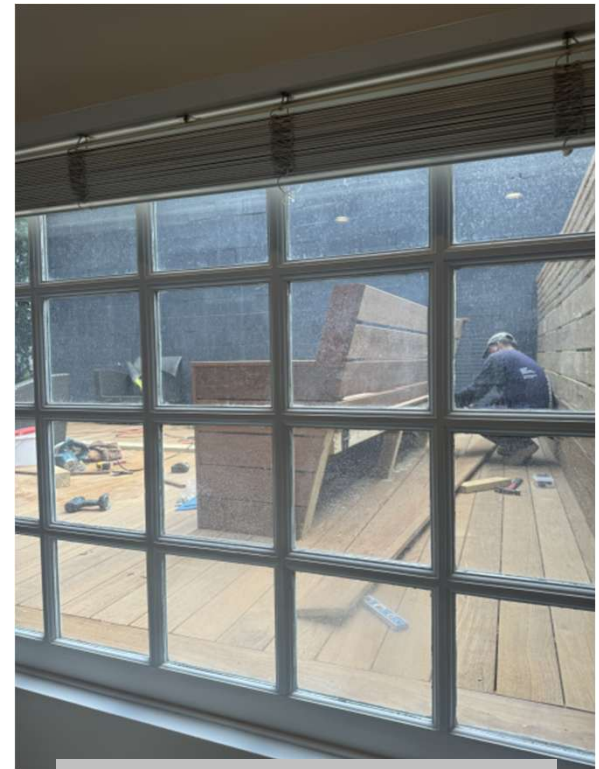
- Elevated entertainment deck – same level as my primary living room
- Noise, disruptive lighting and no more privacy
- Occupants can see directly into primary living space
- Deck stairs allow direct physical access to my living room

- **Structural Concerns**

- Deck piers abut my rear wall – no verified setback
 - Paul refuses to provide documentation and detail of pier construction – possible damage to my home
- No DOB-approved drawings on inspection on record since constructed illegally
- Access for necessary maintenance repeatedly denied despite requests

Adverse Impacts to Use and Enjoyment of My Property

- Distance from Deck to Living room Window = 0ft



View from primary living room window during construction

Adverse Impacts to Use and Enjoyment of My Property



Before



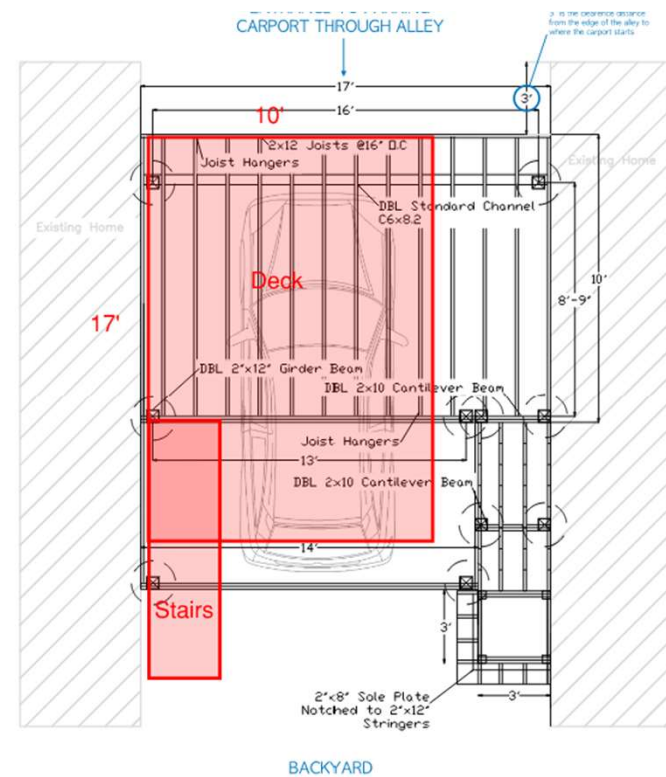
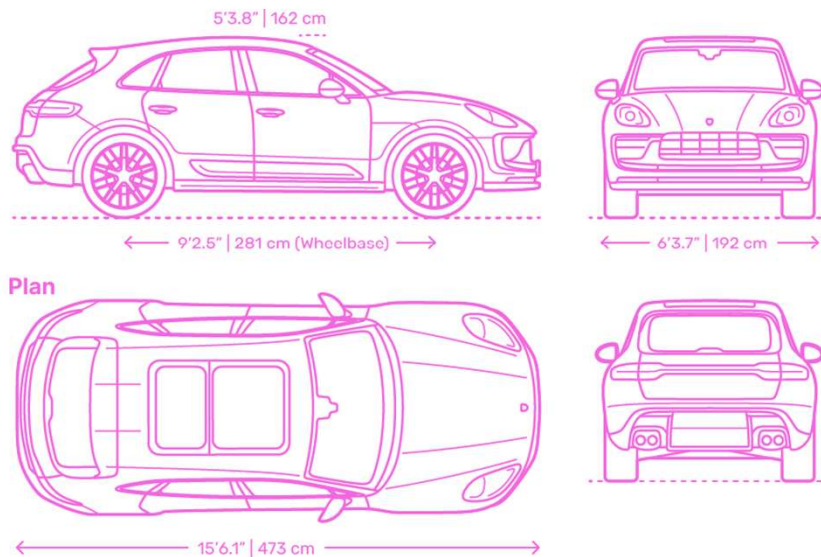
Adverse Impacts to Use and Enjoyment of My Property



After - 1818 15th St Owner placed a flag to cover primary living space window.

Case No. 21330 Amended Application

Dimensions.com | Porsche Macan (95B)



Request for Action

- Request for denial of the special exception application for 1818 15th St