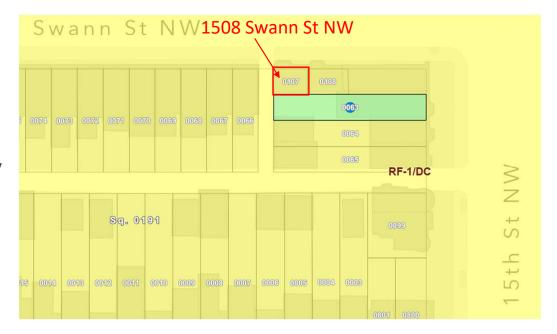
# BZA Case No. 21330 – Opposition Presentation

JACKIE JACOBSON – 1508 SWANN ST NW

DC BOARD OF ZONING ADJUSTMENT HEARING - OCTOBER 22<sup>ND</sup>, 2025

### About Me and My Property – 1508 Swann St NW

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



### Rear Photos Prior to Illegal Construction

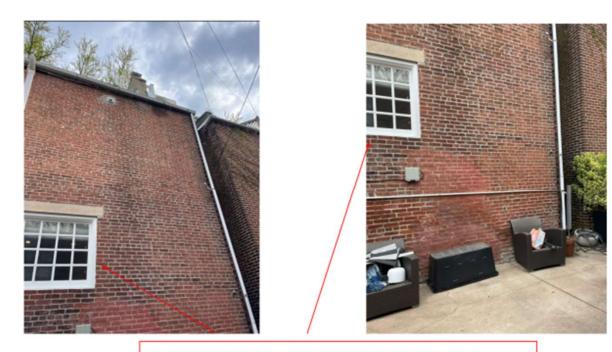
- Window shown is in second floor primary living space
- No obstructions prior to carport/entertainment deck





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



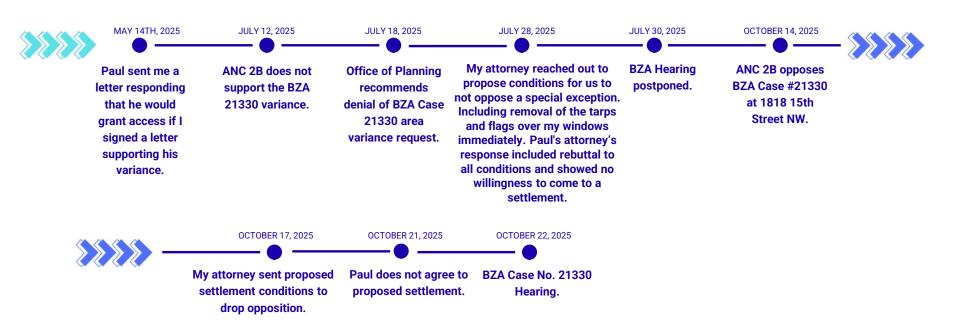
Entertainment Deck Addition with parking space underneath

Public Alley

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

**BETWEEN JULY** JUNE/JULY 2024 JULY 8, 2024 JULY 15, 2024 JULY 18, 2024 JULY 22, 2024 16-17, 2024 I ran into Paul and he DOB visited 1818 15TH Illegal Paul texted that he I ran into Paul, and Reported illegal confirmed that he did ST NW and identified that Construction was building a he said that he did construction. have a permit and zoning the project was In **Began** carport. not have a permit. Violation of applicable DC approval. I sent follow up text to request. Paul did Construction guidelines. not respond. AUGUST 19, 2024 SEPTEMBER 2024 OCTOBER 22, 2024 OCTOBER 29, 2024 APRIL 29, 2025 MAY 5, 2025 Paul put a black tarp over **DOB** issued a Stop I texted Paul asking to set I texted Paul Paul applied for an Sent certified letter the exterior of my living up a time for my contractor Work Order. requesting access to after the fact area to Paul requesting room window. On 9/4/24 I to get access to the exterior the rear of my property temporary access to variance. requested the removal of of my property as I was for pest control. He the rear of my the tarp, and he did not experiencing a leak. Paul responded on 10/30 property to perform respond. Paul then placed a did not respond. refusing access. necessary flag over the exterior of my maintenance. other living room window. I sent a follow up on 9/10/24 requesting removal of the tarp and flags that were obstructing my windows.

### 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 = Oft





View from primary living room window during construction

## Adverse Impacts to Use and Enjoyment of My Property



**Before** 

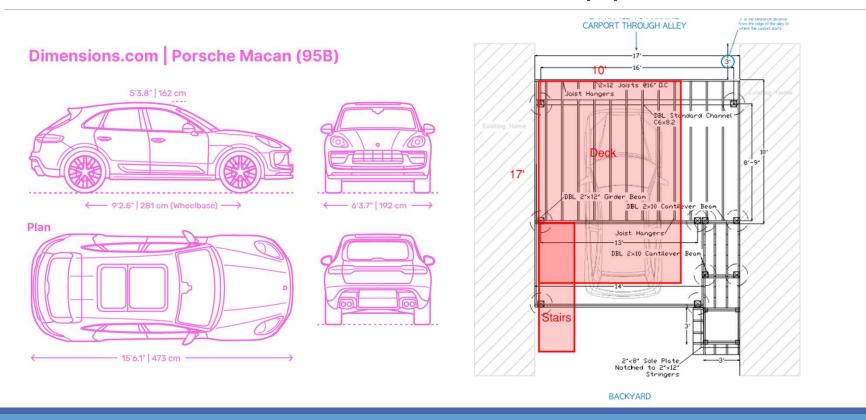


## Adverse Impacts to Use and Enjoyment of My Property



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

## Case No. 21330 Amended Application



## Request for Action

• Request for denial of the special exception application for 1818 15<sup>th</sup> St