

**10 4th Street, SE
Washington, DC 20003**

September 3, 2025

BY EMAIL TO BZASUBMISSIONS@DC.GOV

Mr. Frederick L. Hill
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, D.C. 20001

Re: Opposition to BZA Application 21333 for 409 East Capitol Street, SE

Dear Chairperson Anderson and Members of the Board,

I write to oppose granting the special exception relief requested for lot occupancy in BZA Application 21333 at 409 East Capitol Street, SE. My husband, Edmund, and I have owned and lived at 10 4th Street, SE, for 34 years and our property is adjacent to the rear of 409 East Capitol Street, SE. As such, we will be detrimentally impacted by the proposed rear three-story addition in the following ways.

Firstly, we believe the size of the requested addition is wholly inappropriate given the position and lot size of this historic building and it will look particularly odd from both the front and rear given the similar age and size of the historic building next door at 411 East Capitol Street.

We are also deeply concerned about how our privacy will be seriously negatively impacted by the proposed addition. We spend a great deal of time throughout the year in our rear yard relaxing, entertaining, eating meals and gardening and we do not love the idea of having an audience. Our garden will be overlooked by the rear windows of the proposed second and third floor addition. Pages 15 and 16 of the updated architectural plans in Ex. 20B hint at sets of windows on the rear façade of the second and third floors. However, no actual windows are shown on any elevations. The Application is woefully deficient in this regard.

Further, it would appear the proposed rear addition will loom 10 feet closer to our property than the abutting buildings on either side of 409 East Capitol Street and apart from the totally inappropriate size of this addition, there is no landscaping plan or privacy screening, such as a row of tall Italian cypress trees, included in the Application either. The Application has failed to meet its burden of showing the relief requested has little or no impact on the adjacent neighbors.

We request that you require the Applicant to scale back the lot occupancy of the proposed addition and minimize any windows to protect our and our surrounding neighbors' privacy. Such a scaling back would also prevent us and our neighbors from having to constantly face a building that is completely inappropriate for the historic nature of our neighborhood and will also ensure that we are able to continue to enjoy the use of our lovely garden without an audience watching every move we make!

If you have any questions, please contact us.

Sincerely,

Helen C. Haislmaier and Edmund F. Haislmaier

Board of Zoning Adjustment
District of Columbia
CASE NO. 21333
EXHIBIT NO. 27

