

Powerpoint Presentation- Liza Offreda, 1251 Morse Street NE

BZA Application No. 21361 of Moshood Olayinka

Board of Zoning Adjustment
District of Columbia
CASE NO. 21361
EXHIBIT NO. 67

Significant Adverse Impacts on the Adjacent Property (1251)

The proposed three-story rear extension will significantly reduce the light, air, and privacy available to my unit.

Major Concerns:

- Applicant's sun study did not evaluate the impact on my lightwell windows at 1251 Morse Street NE
- Applicant has not met the burden of proof to demonstrate the project will not adversely affect my property
- Project will unduly affect light and air to my unit
- Creates an adverse impact on the adjacent property (1251 Morse Street NE)
- Direct privacy impacts, including basement entrance alignment that creates direct sightlines into my property
- Overall adverse effect on the use and enjoyment of my home
- Applicant relies on an unsupported assertion: "Part of the project requiring special exception relief is located at the rear and will not impact the light or view from the lightwell."



Description:

Natural light that comes
through the light well

View of the rear of 1253
(applicant's property)

11:15 am



Description:

View from the window

Natural light that will be lost with the addition of the rear (3 stories and 20 feet deep)

Proposed 3-story rear extension creates a tall, solid wall adjacent to my property

Will significantly block morning/afternoon light



Description:

The present sunlight pathway to the lightwell will be completely obstructed by the increased massing of the rear addition and third story.

11:40 am



Description:

Impact of light in the living spaces (kitchen and living room)

Photo showing natural light entering the lightwell window, directly contradicting the applicant's statement that the project will not affect light.



Description:

Current sunlight reaching the 1251 lightwell at 1:08 PM, clearly visible from 1253. The proposed three-story rear extension would completely obstruct this sunlight.



Description:

The proposed basement unit entrance and windows creates a direct line of sight into sensitive areas of my unit's lightwell, resulting in a significant, unaddressed privacy intrusion.

Request:

The Board should deny the special exception because the Applicant has not met the burden of proof to demonstrate that the proposed massing will not significantly reduce the light, air, and privacy available to my property at 1251 Morse Street NE.

Explanation of Reasoning:

Significant loss of light to my lightwell windows

- Applicant's sun study did not evaluate the impact on my lightwell windows, which are the primary source of natural light and ventilation for key interior spaces
- These windows sit closest to the proposed three-story rear wall and therefore face the greatest risk of shadowing and light obstruction.

Massing will unduly reduce light and air

- Extending the structure to three stories at the rear radically increases height, depth, and proximity to my property.
- This massing will block sunlight, reduce sky exposure to the lightwell, and diminish airflow and ventilation.

Direct Privacy Impacts

- The project introduces additional windows and a basement unit entrance facing my property.
- These create direct sightlines into my lightwell, rear windows, and rear outdoor area.