

# Opposition to BZA Case 21392

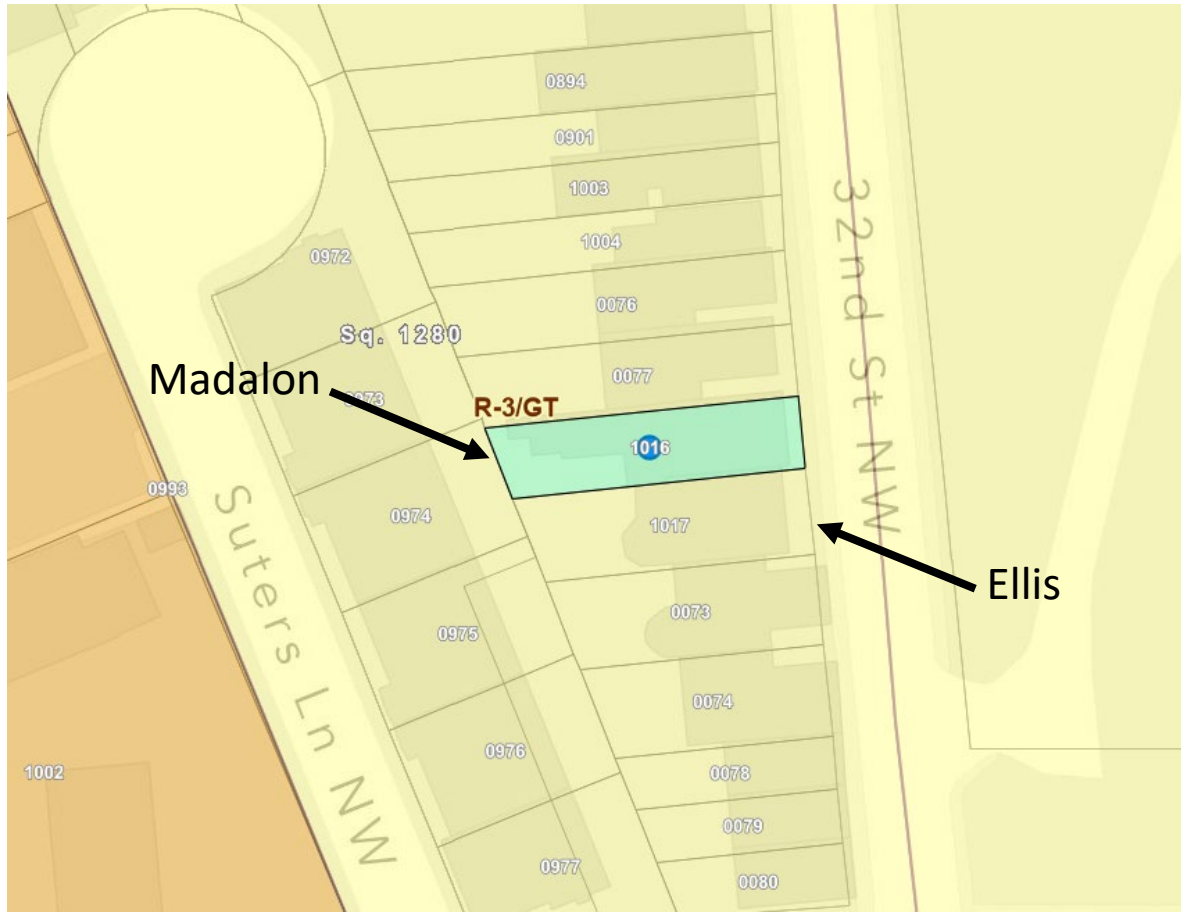
**Dana Madalon, Owner of 1614 32<sup>nd</sup> Street NW**



# Reasons for Opposing Project

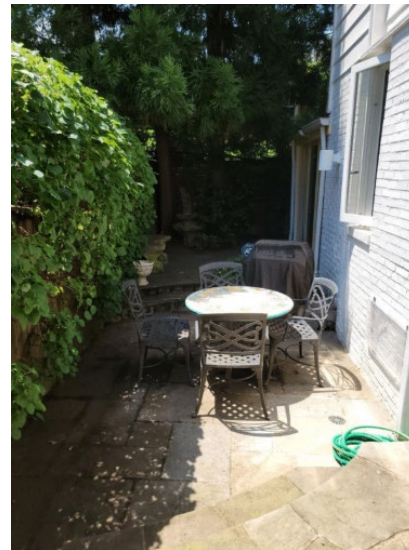
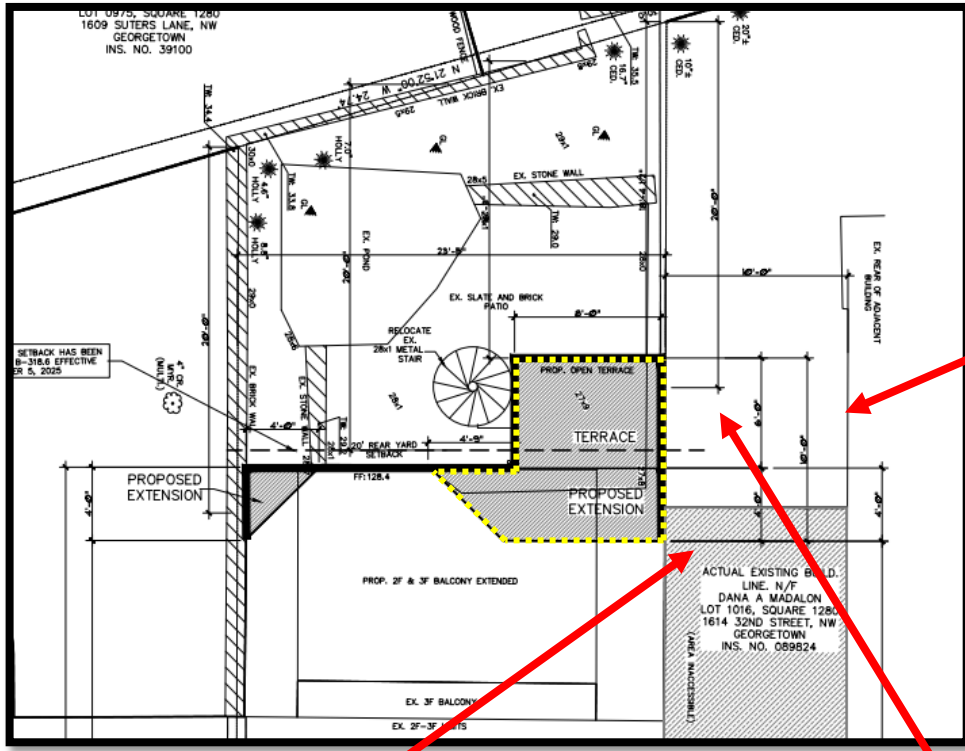
- Relatively small project with out-sized impact on Madalon home
- The project creates undue impact to the light and air available to Ms. Madalon's property, including:
  - The only windows to kitchen and second floor bedroom
  - Skylights and doors providing only light to living area
  - Outdoor patio
- The project would create a cavern-like feel to the small (9' wide) outdoor space
- Substantial difference between "matter-of-right" and proposed project
- Applicants have shown no interest in a dialogue about the project impacts

# The Madalon Property



# The Madalon Property





**Video  
showing  
home  
layout  
and  
kitchen  
window**



# Kitchen Window

Per Ellis's plans, the proposed new roof line is roughly level with the top of the current fence



# How the Sun Shines into the Home 11/10

11/10 12:14

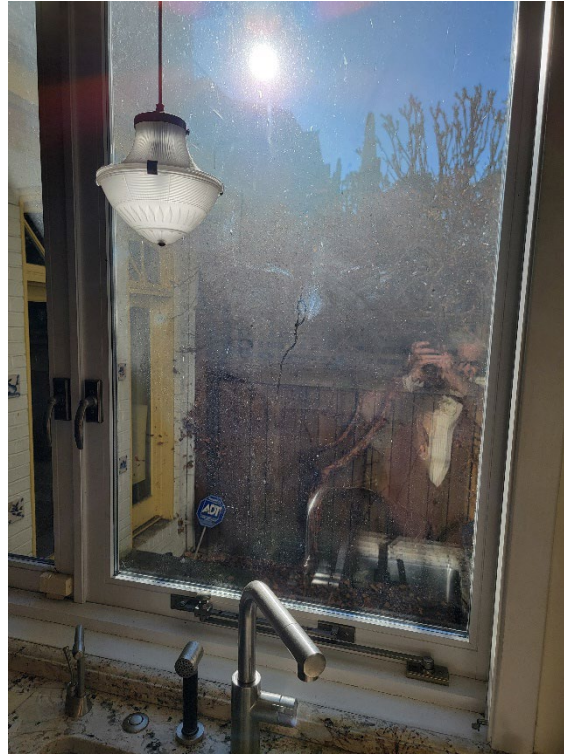


At noon the sun does not go above the proposed rooftop

# How the Sun Shines into the Home 12/22



12/22 7:52



12/22 10:32



12/22 11:25



12/23 1:45

At no time does the sun go above the proposed rooftop

# How the Sun Shines into the Home 1/20

9:48am



10:18am



11:28am



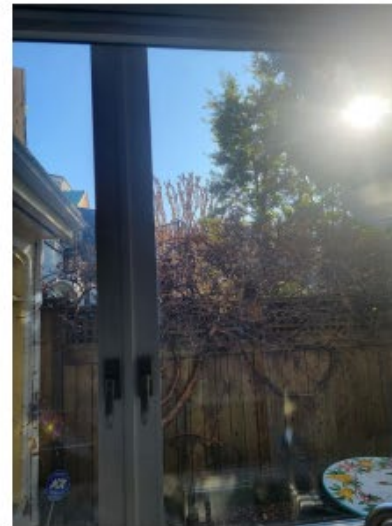
12:07pm



1:01pm



2:03pm



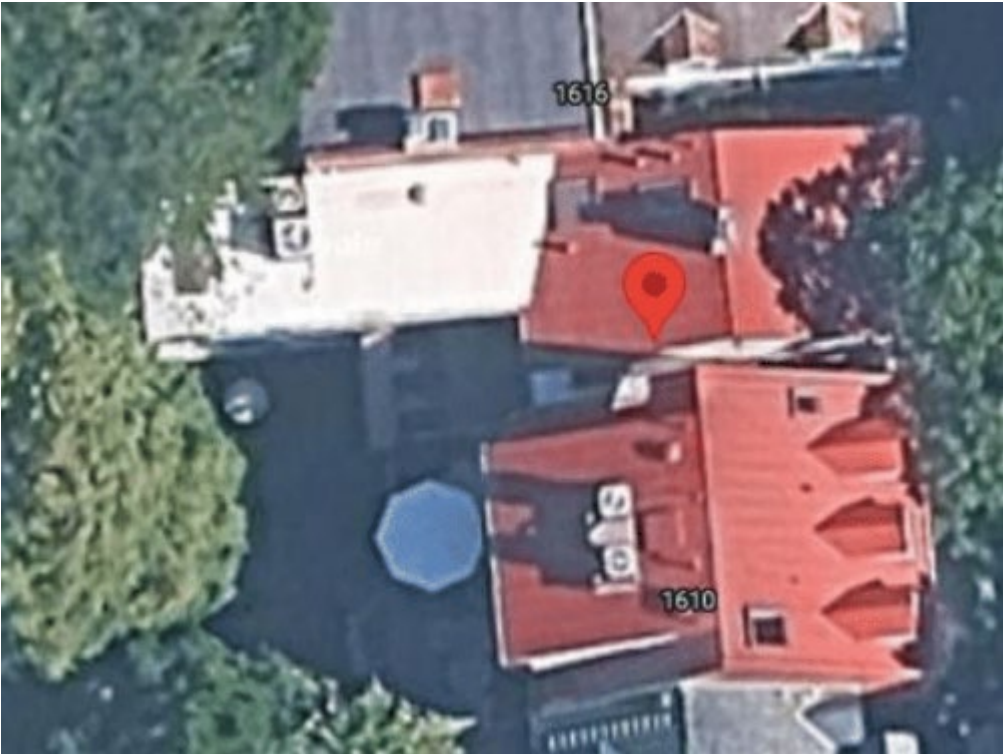
At no time does the sun go above the proposed rooftop

# Living Room Doors/Skylights

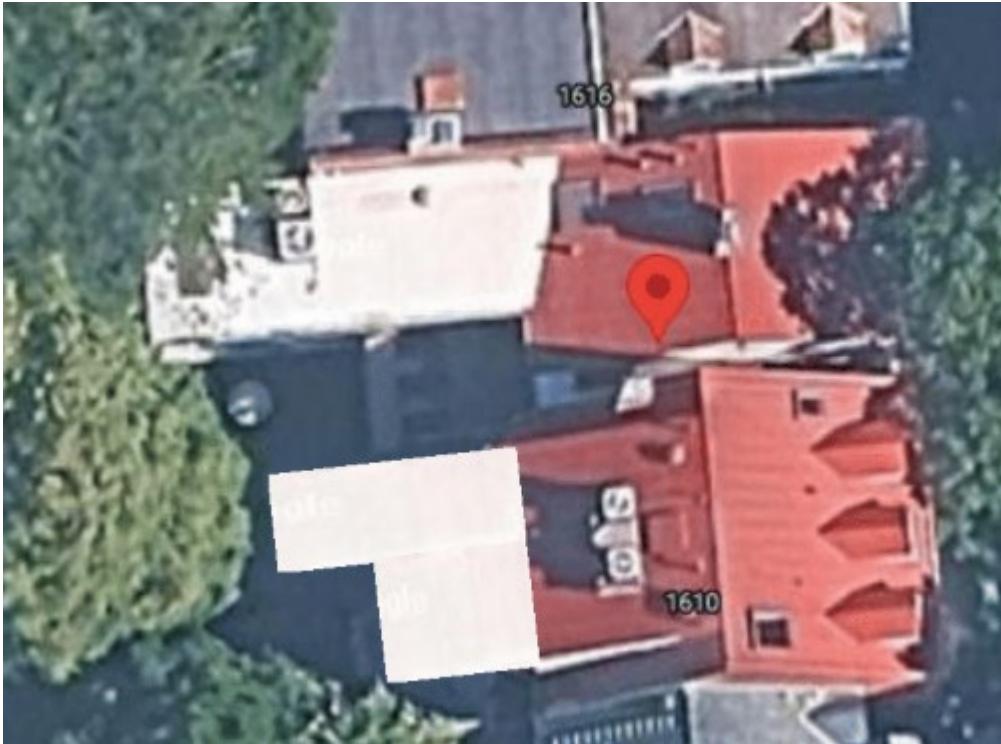


# Overhead – Existing v. Proposed

Existing



Proposed



# Rendering – Existing v. Proposed

Existing



Proposed



# Rendering – Existing v. Proposed

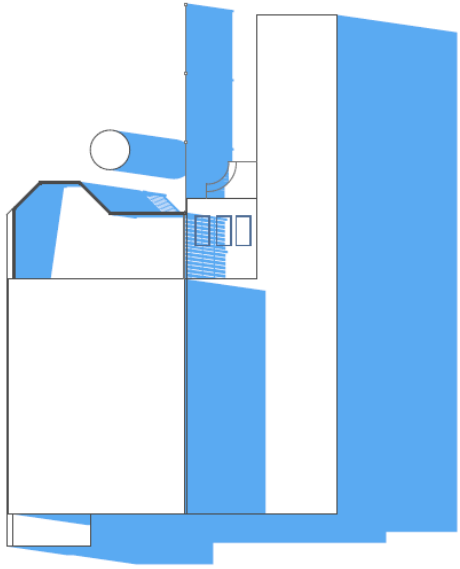
**Existing**



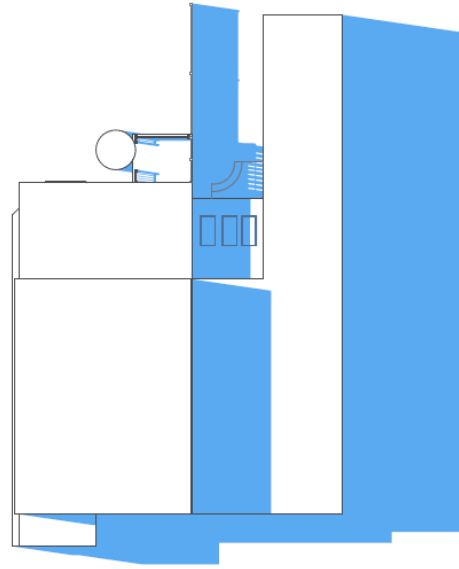
**Proposed**



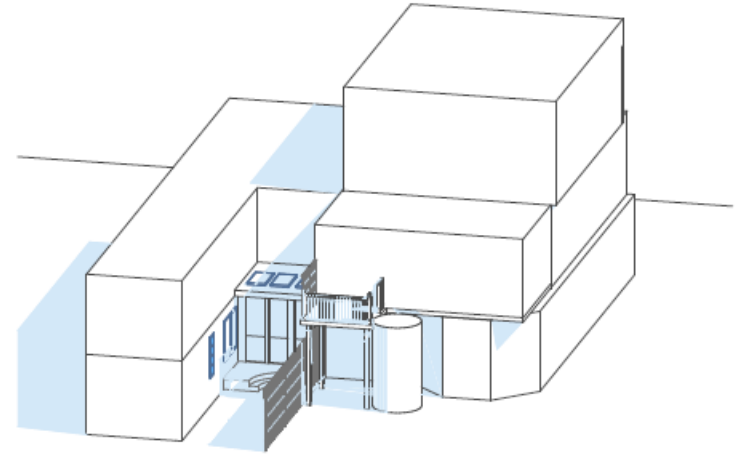
# Shadow Studies – Spring (Mid-Day)



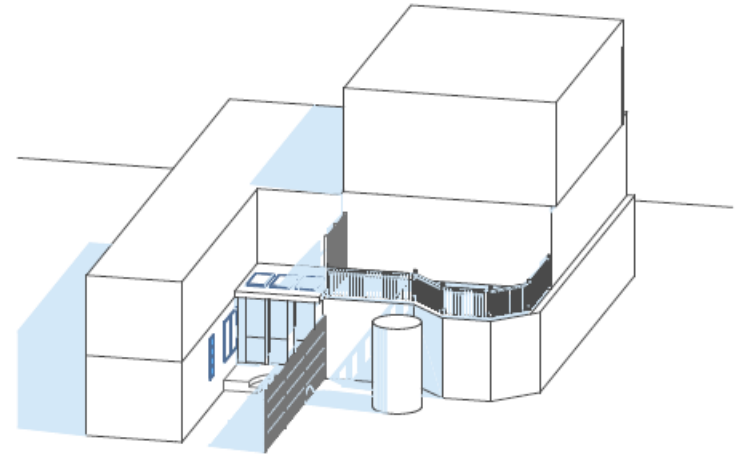
2 SPRING 12 PM - EXISTING



1 SPRING 12 PM - PROPOSED

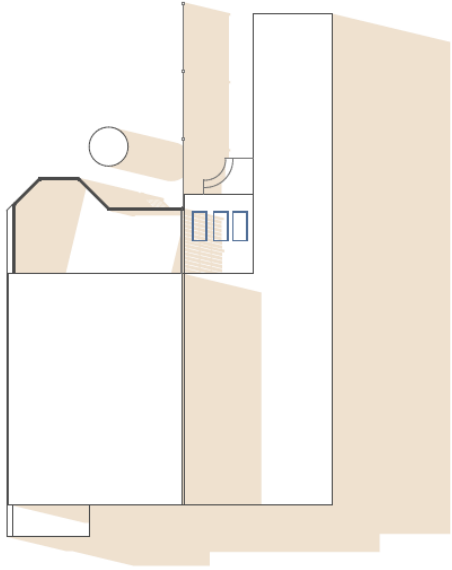


○ SPRING 12 PM - PROPOSED

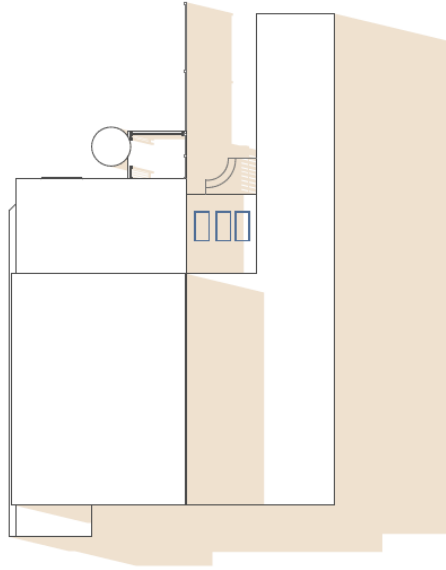


○ SPRING 12 PM - EXISTING

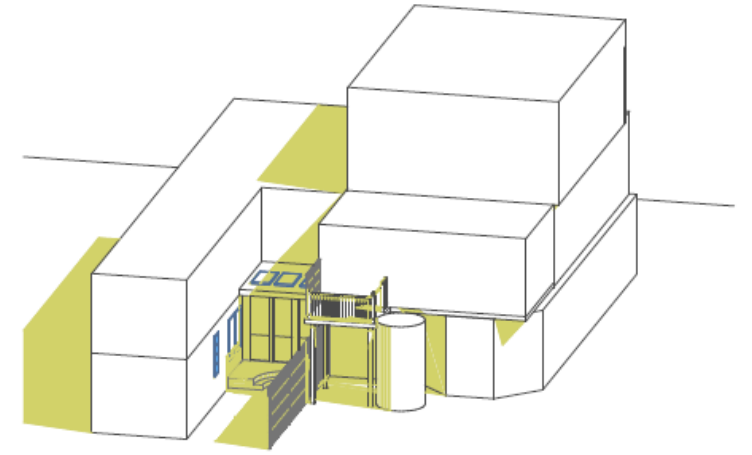
# Shadow Studies – Fall (Mid-Day)



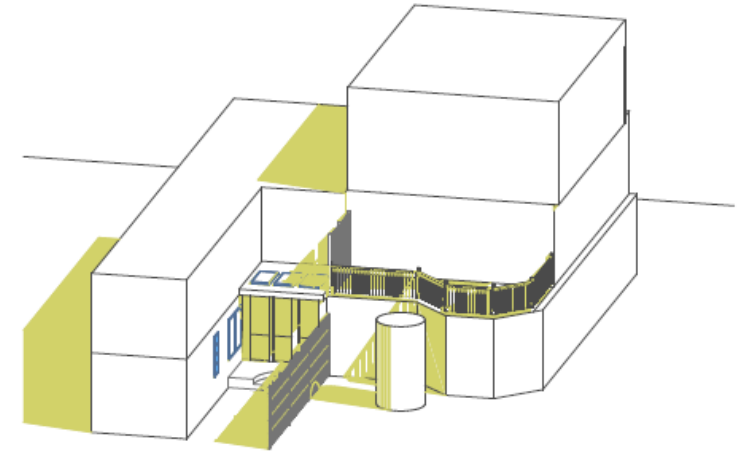
2 FALL 12 PM - EXISTING



1 FALL 12 PM - PROPOSED

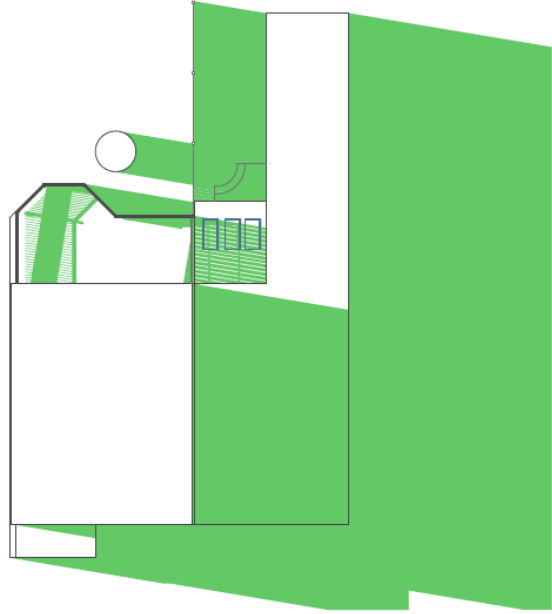


FALL 12 PM - PROPOSED

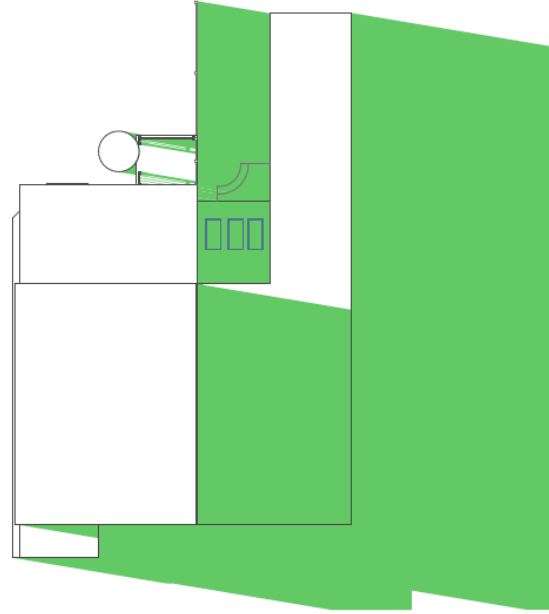


FALL 12 PM - EXISTING

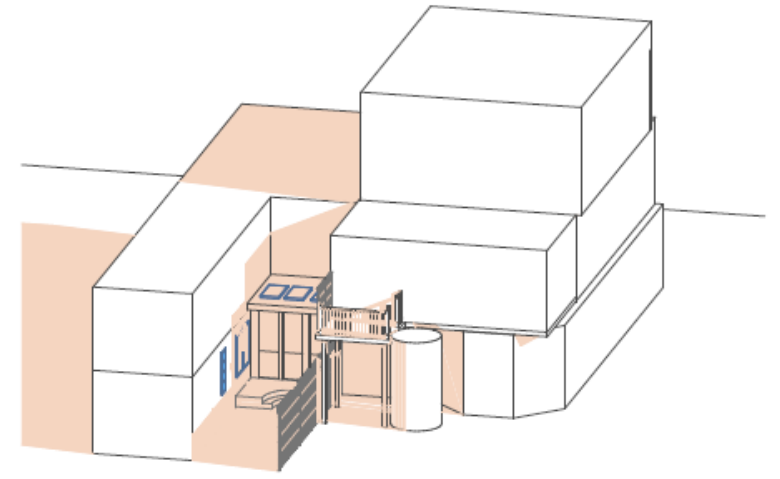
# Shadow Studies – Winter (Mid-Day)



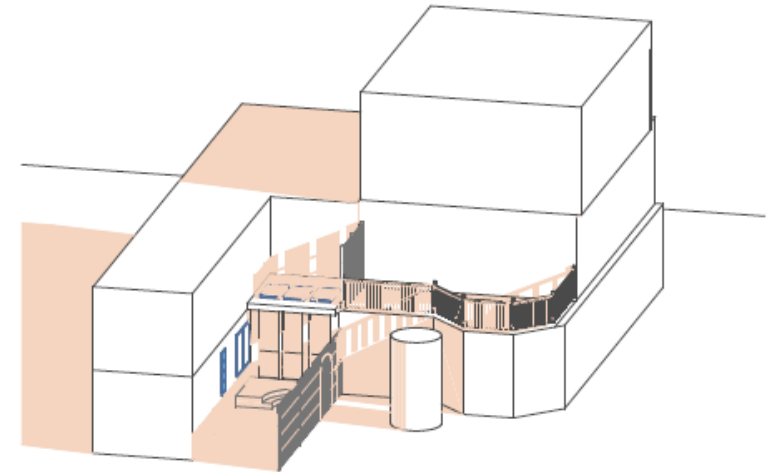
2 WINTER 12 PM - EXISTING



1 WINTER 12 PM - PROPOSED

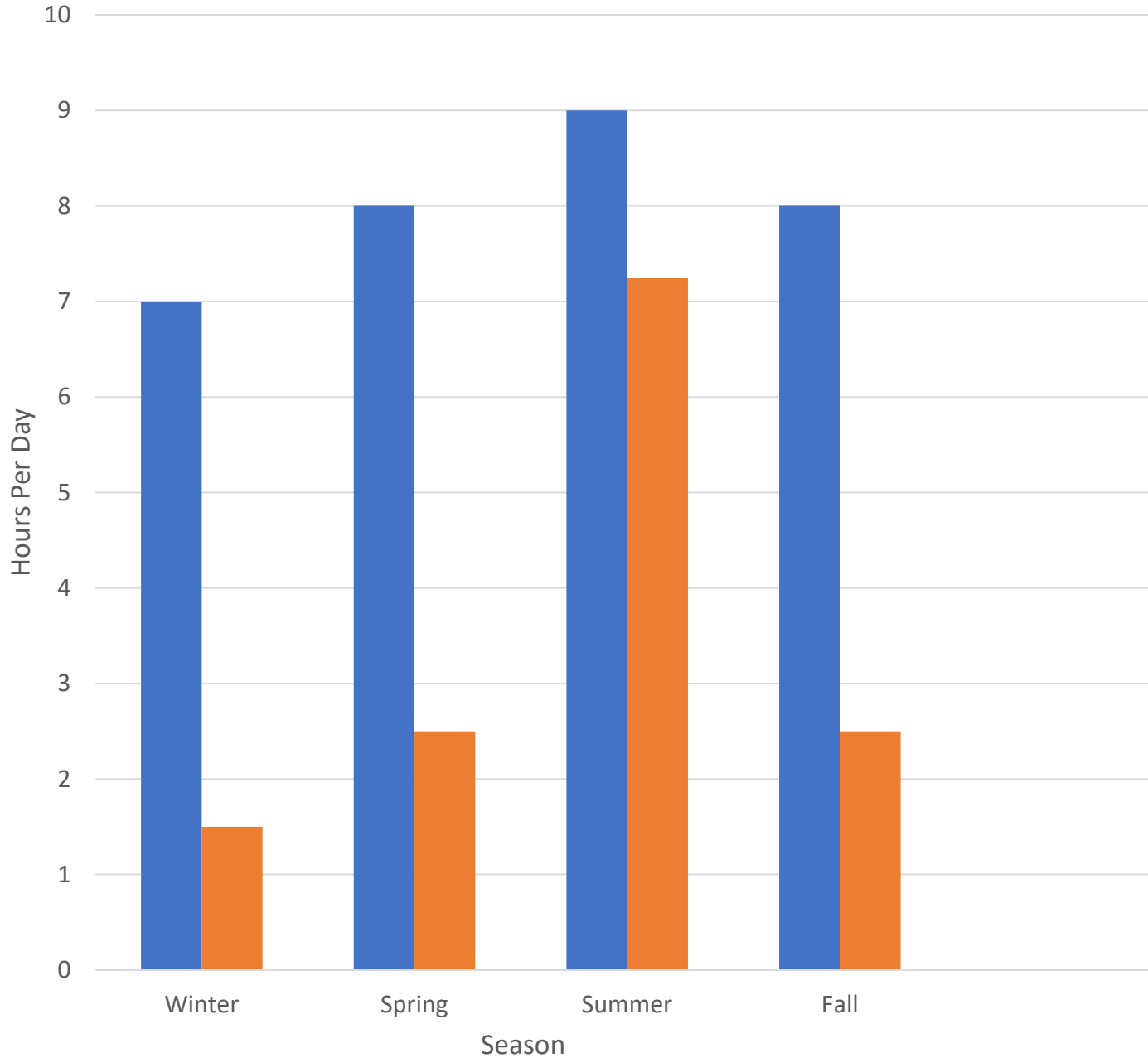


WINTER 12 PM - PROPOSED



WINTER 12 PM - EXISTING

## Summary of Shadow Studies



Timeframe	Hours receiving sunlight currently	Total Hours Current	Hours receiving sunlight after addition	Total Hours After	Impact	% Loss
Winter	9:30-4:30	7	3:00-4:30	1.5	5.5	78.57%
Spring	9:30-5:30	8	3:00-5:30	2.5	5.5	68.75%
Summer	9:00-6:00	9	10:45-6:00	7.25	1.75	19.44%
Fall	9:30-5:30	8	3:00-5:30	2.5	5.5	68.75%

- Sunlight Current
- Sunlight Post-Addition

# Project Calculations

- Matter-of-right lot occupancy = 1,092 sq. ft. (60%)
- Matter-of-right first floor addition = 7.5 sq. ft.
- Second level cannot be built beyond existing floorplate, as it would create same lot occupancy

	Applicant's Plans/Form 135	Actual
Existing First Floor	1,071.3 sq. ft. (58.86%)	1,084.55 sq. ft. (59.59%)
Proposed First Floor	1,179.6 sq. ft. (64.8%)	1,190.7 sq. ft. (65.42%)
Existing Second Floor	749.9 sq. ft. (41.2%)	767.21 sq. ft. (42.15%)
Proposed Second Floor	1,062 sq. ft. (58.3%)	1,079.6 sq. ft. (59.3%)

