

July 12, 2026

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 2108
Washington, D.C. 20001

Re: Opposition to zoning exception for 1226 F Street NE, Case 21475

Dear ANC 6A Commissioners and Board of Zoning Adjustment Members,

I write in strong opposition of the request for zoning exception for 1226 F Street NE, Case 21475. Granting zoning relief will create an adverse impact on my property (1231 Maryland Ave, NE) and ability to enjoy it. I am a homeowner and have lived in my house since 2004, while ownership of the apartment building has changed hands multiple times.

The current owner of the apartment's proposed third floor addition, with windows that look to the interior portion of the triangular-shaped block, are a significant impact to my property. In particular, my enclosed backyard extends further than those properties immediately adjacent to the apartment building. This means the apartment windows on the second floor currently look directly into my backyard and into two rooms in my house.

The previous owner of my house must have sought a variance to add a higher, semi-privacy measure (lattice slats) that affords me with some privacy from apartment dwellers' vantage point of looking directly into my backyard. I would like to continue to enjoy my backyard space. A third level with apartment windows on that side will be impossible to provide any type of privacy for my backyard.

Additionally, I can see the second floor windows and those in the second floor apartment can see me, when I am in my kitchen or a bedroom above my kitchen. A third level, will be more eyes looking into two of my rooms in my home, along with eliminating all privacy in my backyard. This was certainly not taken into consideration in the design and the windows that look out over my driveway, backyard space, and into my house, which extends out further toward F Street,

as my home is centrally located on the triangle-shaped block. My house fronts out to Maryland and backs out to F Street NE.

I highly doubt the Zoning Board will grant me a variance to extend fencing over 16 feet high the entire length of the shared fencing with 1233 Maryland Avenue, NE, which I also note potentially becomes a hazard of blowing down, if deep footers are not installed.

Finally, the sun rises over the apartment building, casting light into the interior portion of our triangular block. A third level will block natural sunlight, which science recognizes as crucial for regulating individuals circadian rhythm. I am one of those individuals that wakes naturally with the sunrise.

The above observations are why I firmly oppose the zoning exception for the apartment building. I also agree with my neighbors that have other concerns with this petition before the Zoning Board and ANC Committees. Preserving residential neighborhood character and access to light, air, and privacy should be a top priority of our elected Advisory Neighborhood Commissioners and City representatives.

I, therefore, respectfully request you deny the requested zoning relief. Thank you for your time and consideration of this serious matter.

Sincerely,

Stacy

Stacy Swanson
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