

Dear Members of the Board:

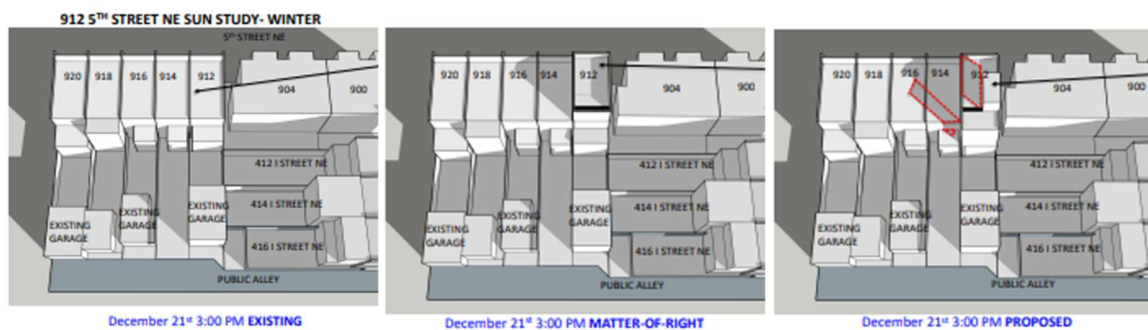
My name is Blair Pitcairn, and my wife and I live at 1241 Maryland Avenue NE.

I am here to stand with my neighbors and other members of the community in opposition to the application for 1226 F Street NE. In my view, the application and revised renderings still do not adequately address the requirements for granting the requested zoning relief.

Notably, the applicant submitted three separate Architectural Plans and Elevations. The more recent of these submissions included the addition of privacy screens that will be bolted into the roof, and no updated shadow study was provided.

The neighbors have requested more detail on shadow studies.

An example of appropriate shadow studies included an application recently before the Board. , Case 21478, included a sun/shadow study with information that provides an example relevant to evaluating this proposal for 1226 F St NE, and it can serve as a useful starting point for 1226 F Street;



Notably, information this example sun study from Case 21478 provides that is absent from the current application for Case 21475;

- An isometric view to assess shadow impacts on the walls of neighboring properties
- Differences between the existing, matter of right, and proposed addition
- Clearly labeled neighboring properties and their boundaries

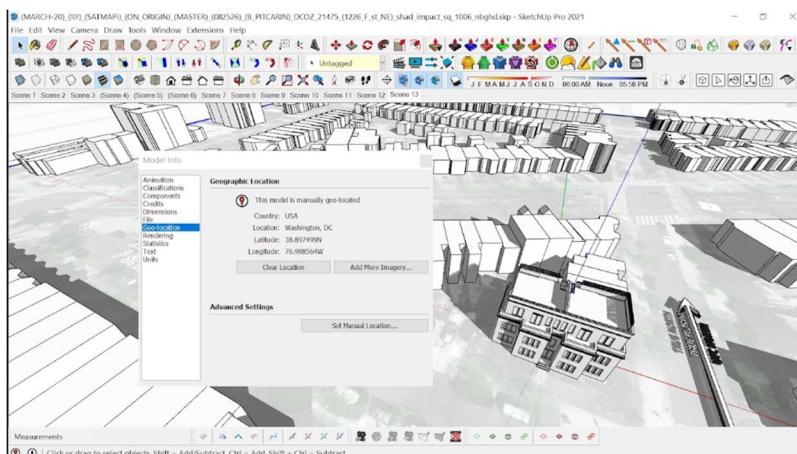
An isometric view between the existing, matter of right, and proposed addition, with clearly labeled and defined neighboring property lines is needed to adequately identify the impact on surrounding properties. This also includes an illustration of the most recent updated architectural plans and elevations alongside the neighboring properties to illustrate the proposed addition's true height, bulk, and massing in relation to the existing RF-1 neighborhood.

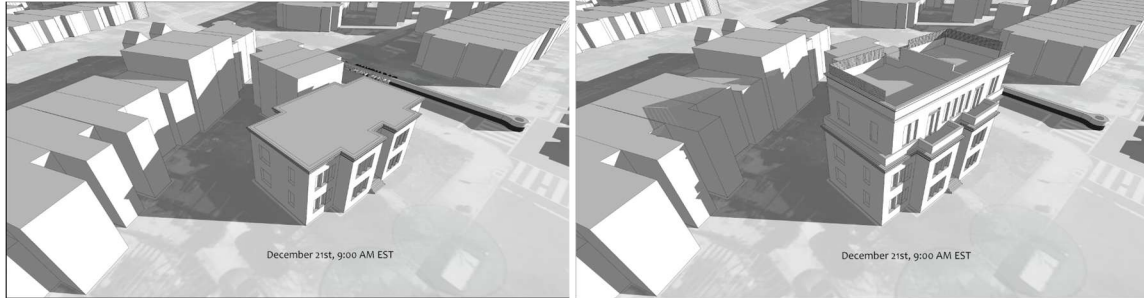
I will preface the following by acknowledging that I am not an architect, planner, or building-modeling professional. What I am is a concerned neighbor who has tried to use the software and information available to me to better understand what this proposal would actually look and feel like from the surrounding properties, including my own. I did this because we were not given the full context and scope of the application, despite asking for this information.

I created the following models to illustrate the proposed height and bulk in relation to the neighboring buildings.

While my modeling and design skills are admittedly limited, I believe these illustrations provide a useful visual representation of just how substantial the proposed addition would be and how closely these buildings are situated to one another.

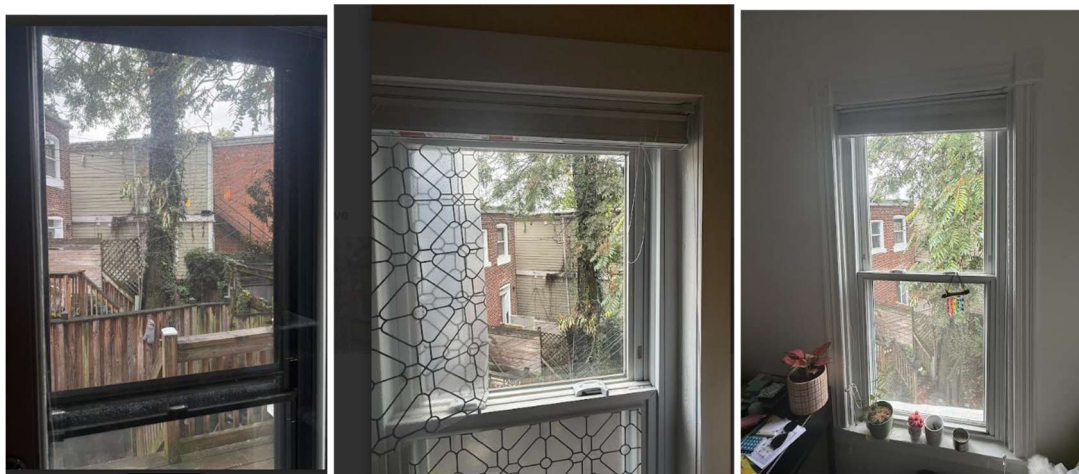
Sketchup (a software tool used by architects) Geolocation Map





Our block is not historic, but it is uniquely special. These illustrations demonstrate the massing does not fit within the established character of this RF-1 block.

I would also like to show photographs from inside my own home. These are views from my kitchen, as well as from our second-floor bedroom and bathroom, which face directly toward the applicant's property. These photographs show how much sky and natural light are currently available from our home. Based on the proposed height and massing, a substantial portion of that available sky, and potentially nearly all of it from certain viewpoints, would be obstructed. That is not an abstract zoning concern. It is something my neighbors and I would experience every day in our own homes.



However, the zoning exception request substantially changes the height, bulk, light, air, and privacy conditions for the surrounding homes.

In the absence of adequate light and shadow studies that were requested at the EDZ stage of review and because of the substantial changes this project makes to the height, bulk, light, air, and privacy conditions for the surrounding homes, I respectfully ask the Board to deny the requested zoning relief.

At the community meeting, the applicant explained the driving purpose and impact of the requested zoning relief was to create “more of a nursery or home office,” while suggesting that the top units with these additions would continue to function more like a two-bedroom, two-bathroom unit. But the impact on the surrounding community is considerably greater; The existing tenants have called this building home for decades. Their displacement would not simply mean finding another apartment. It could disrupt established relationships, schools, churches, employment, and the broader stability of their lives. The resulting renovation and expansion could also contribute to substantially higher rents at the property, at a time when the District of Columbia is actively confronting the challenges of housing affordability.

Thank you for your time and consideration,
Blair Pitcairn and Leah Castelaz
1241 Maryland Ave NE
Washington, DC 20002