



***Sheila Samaddar, DDS***  
*South Capitol Smile Center PLLC*

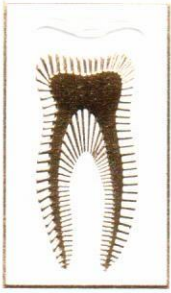
October 23, 2020

RE: Zoning for 1319 S Capitol Street SW

To Whom it May Concern:

As the property owner of 1313 S Capitol Street SW, Washington, DC 20003, I raise the following concerns for zoning drawings as submitted by Jefferson Apartment Group for their upcoming project at 1319 S Capitol Street SW, Washington, DC 20003. 3 Exhibits are attached as reference to my points.

- There is no consideration on the drawings submitted for approval as noted on the attached survey for the Right of Way Instruments #2005049961 and #8603. These drawings imply that the right of way is being minimized and also being utilized by JAG to increase square footage of their structure. The right of way on the Survey conducted by DC Licensed Land Surveyor Joseph Eldon Snyder shows the Right of Way at 14.44' at the west end of my property line, while the developer plans shows the Right of Way adjacent to and west of my property line to only be 9'4 and  $\frac{3}{4}$  feet.
- As currently drawn and as an adjunct to my above point, JAG is proposing use the Right of way deeded to our properties for back yard access. As they are presenting, not only are they infringing on our access, but also purporting to leave little space for future access, especially if said access is needed for repairs or future expansion stemming from the posterior
- Further, due to the extremely close proximity of this project, I have concern over the potential damage to our existing structures, disruption of work (including but not limited to power, water and equipment outages, therefore leading to potential decrease of wages for my General Dentistry office, team and self) and request written responsibility by JAG for possible damage that could occur during all phases of the project
- While they are Zoned for use up to 110 feet via Inclusionary Zoning, multiple shadow surveys conducted show the significant impact on future sunlight for our properties, including but not limited to, inability to introduce future solar panels, grow greenery, access heat to our buildings via natural sunlight and concurrently costing more to warm our structures in colder months with minimal access to sunlight



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- As drawn, the building at 2 stories up projects outward and Eastward over the right of way, potentially precluding access to our properties as well as casting additional shadows, aforementioned with the general height of the building
- I have concerns regarding Fire rating of walls due to the extremely close proximity of the upcoming structure as currently drawn, as well as general safety as this abuts our properties
- Lastly, I have concerns about the parking structure accessing adjacent to the South Capitol Street neighbors' easement, and the amount of construction disruption and traffic that could flow so closely to the posterior part of our properties

Thank you for considering these concerns for the proposed project at 1319 South Capitol Street SW.

Sincerely,

Sheila Samaddar, DDS

President, District of Columbia Academy of General Dentistry

National Spokesperson, Academy of General Dentistry

Washingtonian Magazine Top Dentist 2019

Top Invisalign Provider SE/SW DC

Published by Invisalign International for Top Case Results 2017, 2019

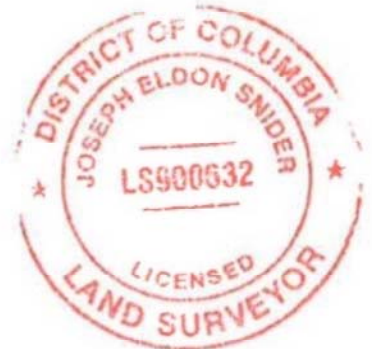
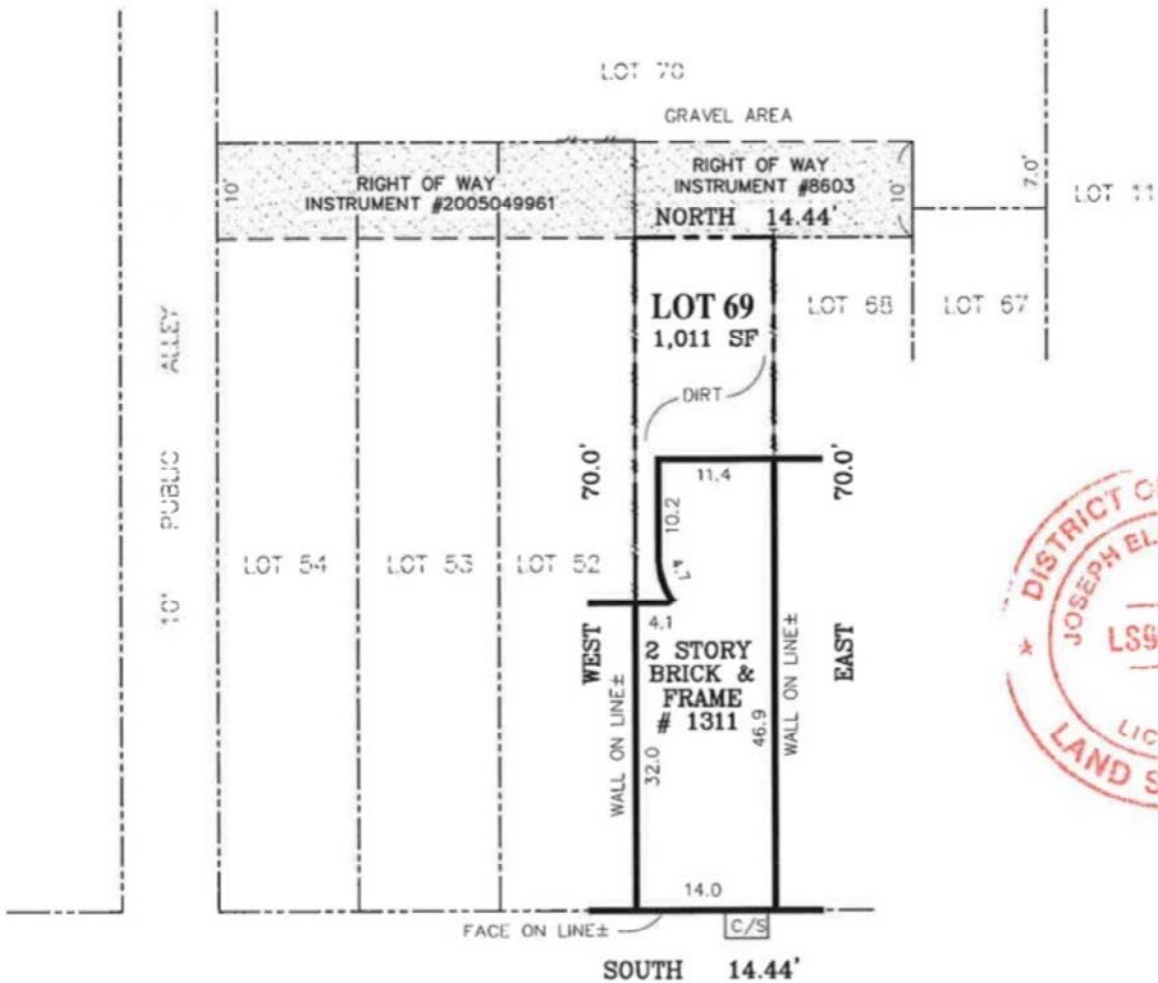
Invisalign Speaker

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

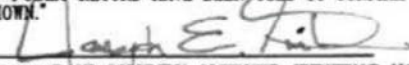

**Notes:**

- 1 No property corners found. Lines shown evidenced by drawing of record and field measurement.



**SOUTH CAPITOL STREET, S.W.**

LOCATION DRAWING  
**LOT 69, SQUARE 653**  
**WASHINGTON**  
 DISTRICT OF COLUMBIA

<b>SURVEYOR'S CERTIFICATE</b> THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN.  DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632	<b>REFERENCES</b> D.C. SURVEYOR RECORDS BOOK 81 PAGE 46		<b>SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286	
	LIBER  FOLIO		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 09-29-14	SCALE: 1" = 20' DRAWN BY: W.C.-E.H. JOB NO.: 05-1140

