

Cochran, Patricia (DCOZ)

From: Gail Juppenlatz <gailjupbca@gmail.com>
Sent: Wednesday, October 15, 2025 1:01 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: ZC 25-11. opposition

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Re: ZC 25-11
Letter in opposition

I strongly oppose the proposed 16' matter-of-right (MOR) addition to D 207.4 in ZC 25-11. While it may be suitable in some parts of the city, it poses significant concerns in Burleith, R3-GT. This size of an addition severely compromises privacy and enjoyment of our homes and yards, as well as the aesthetic appeal of our planned unit development (PUD) neighborhood.

A 16' addition coupled with the seemingly unlimited length of decks and porches that can be added to cover all non-required rear yard space eliminates our privacy. It's important to note that the 16' addition extends beyond the most restrictive rear facade of either abutting neighbor and is often far beyond 16' from the original or current house. Therefore, any MOR should consider the bonus addition from the determining abutting neighbor's previous addition. This approach would prevent the domino effect that distorts the actual MOR size of many additions.

An addition of 16' extending into a rear yard benefits only the owner and harms all neighbors on both sides. It's unfair that a single owner can cover their lot with a building and decks that provide **direct vision** into the rear windows and entire yards of **all** neighbors, thereby eliminating our privacy. The possibility of an even larger addition through a special exception only exacerbates the problem.

While the rationale that 16' is the standard size for a disability person's bedroom may be valid, the additional space is distributed across the entire floor of the house. In Burleith, a 16' addition increases the size of the original row house floor by over 50%.

The MOR rear addition should remain limited to a maximum of 10', with exceptions only for truly special cases. Additionally, the minimum rear yard should be 20' of open area. No exceptions should be made for large accessory buildings.

The photo below illustrates what a 16-foot addition with an enclosed porch and an open rear deck would look like. However, the determining neighbor has a 7-foot enclosed porch, so this addition actually extends 23 feet beyond the applicant's current and original house, not 16 feet.

This proposed 16-foot (actually 23-foot) addition, along with its 16-foot decks that rise up to 19 feet above our rear yards, will result in no privacy for any of the neighbors. In total, it extends 39 feet beyond the current original house.

This example is also why ANC 2E unanimously opposes ZC 25-11.



I kindly request that you adhere to a strict 10-foot matter-of-right addition limit. Any exceptions should be considered extremely exceptional.

Regards,
Gail Juppenlatz
Burleith