
ZC 25-11 letter in opposition

From Linda Hall <lindadagerhall@gmail.com>

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To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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I wish to voice my strong opposition to the 16' matter-of-right (MOR) addition proposed in ZC 25-11 for Subtitle D 207.4, and the alternative.

It may be appropriate in parts of the city, but in Burleith, R3-GT, this size of an addition is destroying privacy and enjoyment of use of our homes and our yards as well as the look and feel of our PUD neighborhood. A 16' addition and the additionally permitted open porches-that are not included in the 60% lot coverage-of row houses is having a significant negative impact on our neighborhood, compromising privacy, the air, light and enjoyment of use of our homes and yards.

One must remember that the 16' is beyond the most restrictive rear facade of either abutting neighbor and is often far beyond 16' from the original or current house. At the least any MOR should take into account any bonus addition from the determining abutting neighbor's previous addition.

An addition of 16' benefits and provides privacy only to that owner but to the detriment of all of the neighbors on both side. It is not fair that a single owner can cover his lot with a building plus decks on all floors that provide **direct vision** into the rear windows as well as entire yards of **all** the neighbors, eliminating our privacy. The possibility of an even larger addition through a special exception only compounds the negative impact.

Please reconsider ZC 25-11 and recognize the impact on the quality of life in our neighborhoods and do not passit.

Respectfully,

Linda Hall
Burleith resident