

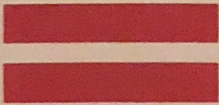


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October 31, 2018

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case #19820 Application for Special Exemption

Dear Mr. Hill,

This correspondence is sent in response to the additional information submitted by the applicant. It is noted that the Shadow Studies submitted do not indicate conditions of late afternoon shadow impact. This seems particularly relevant as adjacent residents' testimony before the BZA referenced lounging in their rear yards during mid to late afternoon periods. And the information on comparable units is appreciated. Clearly, the comps indicate that the 3 unit configuration offers the applicant a lucrative sales opportunity. It is also noted that the final OP report supports the application.

The formal decision of the ANC remains in support of the neighbor's objections specifically with regard to Title 11, Subtitle U-38, 320.2 (i) (1) with regard to the substantially adverse impact of the proposed third story and 10 ft. rear addition on the use or enjoyment of the abutting or adjacent dwelling or property, in particular the undue impact on the light and air available to those neighboring properties as well as the potential for undue compromise of the privacy of use and enjoyment of the adjacent properties as per Title 11, Subtitle U-39, 320 (i) (2) posed by the close proximity of the addition and rear deck .

The ANC requests that the BZA deny the Special Exception and limit the proposed development to the two units that are allowed as a matter of right.

Sincerely,

Ulysses E. Campbell
ANC 4C03 Commissioner