

January 11, 2022

Dear Members of the Advisory Neighborhood Committee 6B, Board of Zoning Administration, and Historic Preservation Review Board,

My name is Zoe Bluffstone and I am a resident at 747 10th St. SE Apt A, a basement unit that would be very negatively impacted by the proposed addition project by the neighbors at 751 10th St. SE, BZA #20615.

A large reason I was drawn to this rental unit (Apartment A) is that even though it is a partial basement it still lets in a lot of light while still feeling very private. Especially when spending more time at home due to COVID-19, I am currently working from home, I really value the natural light and fresh air that I get through the windows in my apartment. It is really important to my well-being to have a space where the walls don't feel like they are closing in on you, and with my current salary I cannot afford to live alone in any unit that is not a basement.

However, this proposal for the neighboring property would wall off one of my few windows entirely and, by eliminating the existing side yard, would also significantly impact the light to three other windows. This would entirely change the atmosphere in my apartment, and I fear it would make it feel far more like a cave than a home. Cultivating plants has become one of my COVID-era hobbies and mental health management tools, and this proposal would make that essentially impossible in two of my three rooms.

Another great aspect of living in my building is the back patio area, where I often have meals, read, or repot or prune plants. BZA #20615 also includes a two-story accessory building that will rise above the fence level, impeding the privacy of my building's back area, as well as cast shade on the yard where I plan to grow some outdoor potted plants in the spring and summer.

I feel very grateful to live in my current apartment, which I only moved into in September of 2021. I worked hard and saved money to be able to afford to live on my own for the first time in my life. I planned to stay here for several years, and to place roots in this community. The proposed additions next door will make that more difficult to envision.

In a community that needs more affordable housing, not less, this construction could place stress on my building, which currently rents out units at extremely fair prices. Thank you for your consideration. I hope that you, the members of the board, will reject BZA #20615.

Thank you,

Zoe Bluffstone, Resident at 747 10th St. SE Apt. A