

To: ANC6B/BZA/HPRB

From: Melissa Lawall, IIDA, NCIDQ

Re: BZA Case #20615 – 751 10 St SE Addition and Renovation Opposition Letter

To Whom it May Concern,

My name is Melissa Lawall and I am a tenant at 747 10th St SE in Apartment 1. My apartment is on the first floor and would be directly impacted by the addition and renovation proposed at 751 10th St SE.

I moved to this apartment last year predominately because of the amount of direct sunlight provided from the south wall of the building. My previous apartment was a basement apartment that had limited fresh air and daylight, and I found myself becoming depressed and reclusive. At that point, I made the decision to move here. As someone who has moved around Washington D.C. for the last decade as a renter, I can confidently say that it is extremely difficult to find an above ground apartment with direct sunlight and an outdoor space within the historic district of Capitol Hill. In this, 747 10th St SE provides the neighborhood with a unique opportunity for renters that would be adversely affected by the proposed addition.

I currently experience direct sunlight throughout the day in my apartment because of the south facing windows which are located in every room in my unit. The proposed addition would enclose the windows into dark and narrow light wells, take away the direct sunlight, block all views of the outdoors, and I would no longer be able to open them and feel a fresh breeze. While the windows would remain operable, the air will be stagnant and warmer due to the proximity of the new wall proposed at 751 10th St SE.

I spend a lot of time at home between living and working in my apartment. The proposed addition would completely block off sunlight to my bedroom, bathroom, and office. In the morning, I enjoy waking up with the sunrise and I can look out my bedroom window to see the weather. I also enjoy opening the windows to feel the temperature and cool down the rooms in my apartment. That would no longer be possible with the proposed addition next door. In my office, I take short breaks and enjoy looking out the window to decompress or to take phone calls, which would not be enjoyable if the view was of a brick wall. My office would feel like a windowless office and make it difficult to do my job. I am a Certified Interior Designer and I do use the direct sunlight in my apartment to match paint colors, fabrics, carpets, etc. since sunlight renders color better than artificial light.

The carriage house in the back also has a dramatic influence on my privacy and the amount of sunlight coming onto my private deck and into my kitchen via the window on the west/back wall. I like to work from my deck and entertain friends outside. The proximity of the carriage house would give anyone inside direct views onto my deck making being out there uncomfortable, and I would be able to see into any east facing windows. I also enjoy keeping a small garden with vegetables and herbs that require full sun when the weather allows. The carriage house would block a lot of that sunlight and make it impossible to do so.

In all, the proposed addition affects 7 out of the 9 windows in my unit alone— blocking direct sunlight, fresh air, and outdoor views completely from 6 of them. I strongly urge you to oppose the proposed addition and zoning relief requested.

Thank you,

Melissa Lawall



Board of Zoning Adjustment
District of Columbia
CASE NO.20615
EXHIBIT NO.32