

Letter in Opposition of BZA Application for 745 10th Street SE (BZA Case #20629)

We are next-door neighbors of the Applicant Jennifer May, who resides at 745 10th Street SE. They are seeking to construct a two-story accessory garage with roof deck.

I oppose the Applicant's request for lot occupancy and rear yard relief. The addition of a two-story accessory building that abuts our rear decks and yard, with a massive 236-square-foot deck on top, will unduly affect the "light and air" and "privacy of use and enjoyment" of our apartment building. Our open and airy outdoor space will suddenly be encroached on by a 22' high and 22' 2" long wall along the *entirety* of our rear yard.

We like to spend a lot of time (weather permitting) outdoors. We have always valued porch and backyard space in our rental search. When we saw the back porch in the 747 building, we immediately knew this rental property was the right place for us. We like to spend as much time as possible eating dinners, entertaining friends, hanging out, and growing flowers and vegetables in our backyard. It makes our quality of living in the city much better. Our backdoor to the kitchen is always open when we are cooking.

With a 22' high wall right next to our porch, instead of seeing the sky, we would be facing brick, as if living in an alley. As we like to entertain friends and family during warm months, a building that close to the yard would also feel claustrophobic. There are not many rental properties in D.C. that offer the vibrancy that the 747 building provides. The neighbors are like a community, and we often like to hang out together in the yard. The backyard has felt like an open sanctuary during stressful covid times and sometime our only access to the outdoors. Keeping it intact would be a gift for our mental sanctity.

Furthermore, the proposed roof deck has no set back of any kind on any of its sides, only a 3'8" parapet wall. People on the new deck will have direct views into kitchen windows and rear decks from a few feet away, as well as direct views into our yard below.

Thank you for your time and consideration.

Name: Sadikshya Nepal & Matthew Constanti

Signature:  

Address: 747 10th St SE, Apt #2

Date: 2/8/2022