

## Cochran, Patricia (DCOZ)

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**From:** Camilla Spencer <camillaspencer17@gmail.com>  
**Sent:** Tuesday, March 8, 2022 4:55 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** URGENT - Zoning Case 20653, 1500 D St. SE

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Dear Zoning Committee,

We recently became aware of the pending construction at 1500 D St. SE and wanted to put forward our views before any further action was taken on the matter.

As residents of 1506 S St. SE, we would be directly affected by the addition to 1500 D St. We were not asked or consulted about this addition at any time, even though the addition would directly affect the back space that we own. We believe that the construction of a second floor would further block the limited sunlight we get and further enclose our back deck. The lot on the opposite side of the street from 1500 D St. is the athletic fields for the elementary school and will not be otherwise developed so this is the only structure that would block light from that direction.

We would be curious to see the shadow studies mentioned in last week's ANC meeting in order to fully inform our views on the matter.

We understand the need for additional space for the family living at 1500 D St, but would suggest some sort of compromise that leads to a lower roofline and less blockage of the limited sunlight into our back area and that of our neighbors. Currently, the plan at 1500 is to build a second floor with a pitched roof on top of that. Perhaps another avenue to investigate would be to not construct the pitched roofline (that matches the rest of 1500) and instead go with a flat roofline (that matches the two neighboring houses on 15th.)

Another question we have is that the house the addition is being built upon has a different street address (340 15th st.) than the main house at 1500 D. There is no connection between the main floor of the main house (1500 D) and the area of the addition. According to the proposal, there will be a connection between the top floors of the original house and the addition area. Still, this seems strange and suggestive of the possibility that this side of the house will be separate and rented out at a later date.

Thank you for taking our opinions into consideration and we would love to know the results of the shadow study when that is possible.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20653  
EXHIBIT NO.24

Best regards,  
Camilla and Will Spencer