

Dear DCOZ:

I am the owner and resident of 1333 E St SE. I am a 15+ year resident of this block. My home is in the middle of a row of six row houses that will neighbor the planned Watkins Alley development. There is a narrow alley between my rear yard and the planned alley buildings of Watkins Row. My concern is with the height of the structure that will border the alley behind my home (the north row, of the two rows of alley buildings). I am concerned that the height of the building will block sunlight from reaching my rear yard. This structure will be 48' 7" tall, plus some additional feet from ground level (File '7 of 11' Page A.41). This is much higher than the current building or our neighboring two-story row houses. From the limited Sun Study information provided, it appears my rear yard will be in full shadow in winter and half shadow in fall and spring. This is unfortunate, as my family enjoys using our yard and natural sunlight. The reasonably-sized back yard and natural light it brings into the rear of the home is one of the features that attracted us to purchase and renovate our home. I have requested more detailed Sun Study information from the developer. I would like some mitigation to this structure height and the loss of natural light to my property.

Best regards,

Damon Horn

1333 E St SE, Washington DC 20003

Submitted on 2/22/2016 by:

Damon Horn

1333 E St SE, Washington DC 20003