

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
ASHLEY E. WIGGINS (DC, MD, VA)
MERIDITH H. MOLDENHAUER (DC, MD, VA)
KINLEY R. BRAY (DC, MD)
ERIC M. DANIEL (MD, DC)
IRIS E. POSTELNICU (VA, DC*)

*PENDING

DIRECT DIAL: 202-530-1482

DIRECT EMAIL: MMOLDENHAUER@WASHLAW.COM

October 22, 2015

Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Application No. 19094– 64 W Street NW
Supplemental Submission – BZA Hearing: October 27, 2015

Chairperson Heath and Honorable Members of the Board:

On behalf of the Applicant, 28th Street Partners, LLC, (the “Applicant”), the owner of the property located at 64 W Street NW (the “Property”), enclosed please find the Supplemental Submission for the above-referenced application (the “Supplemental Submission”).

The Applicant filed BZA 19094 on July 23, 2015. However, due to the summer holiday community associations and most ANC’s take in August, the Applicant was not able to conduct an initial presentation of the proposed project until the September Bloomingdale Civic Association (BCA) meeting. Since the BCA meeting in September, the Applicant has engaged in significant community outreach. The Supplemental Submission serves to inform the Board of the result of the community outreach which was finalized after the submission of the Pre-Hearing Statement.

A. Extensive Community Outreach- Unanimous BCA and ANC 5E Support

The Applicant presented to the BCA on September 21, 2015. During the meeting, it was clear that the community had questions regarding the proposed plans and a few members of the community had a misunderstanding over the standards set forth in the recently passed Zoning Commission Order 14-11. Following that initial meeting, the Applicant engaged in vigorous community outreach to address the community’s concerns and questions. The Applicant gave a tour of a recently developed property to an adjacent property owner, SMD Commissioner Pearl and to a group of community stakeholders.

Notably, after the initial BCA meeting, SMD Commissioner Pearl organized a stakeholders meeting, at which the community developed a list of conditions regarding the development of the Property. The Applicant has agreed to the following conditions:

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1. The front facade of the house, including the porch and roof, will remain to preserve the historical accuracy and character of the neighborhood;
2. The plans when submitted to DCRA will be updated to clearly show the roof of the porch;
3. The interior walls along 66 W Street NW house will have drywall and be insulated, pursuant to the D.C. Building Code, to limit noise;
4. Due to the privacy concerns of adjacent property owners, the property will not include a roof top deck;
5. The project will not include a staircase in the rear leading from the ground level all the way to the roof; and
6. The Property will be inspected by DCRA once the renovation is complete; as opposed to a private contractor

The architectural plans were revised to reflect the agreed upon conditions. *See*, Revised Architectural Plans at **Exhibit A**.

Pursuant to the extensive outreach and proffered conditions, the BCA on October 19th voted 19-0 to support the project. On October 20th, ANC 5E also voted unanimously to support the project.

For the reasons stated above, and for the reasons enumerated in the Applicant's prior filings in this case, we hereby submit that the application meets the requirement for special exception relief.

We look forward to presenting our case to the Board on October 27, 2015.

Respectfully submitted,

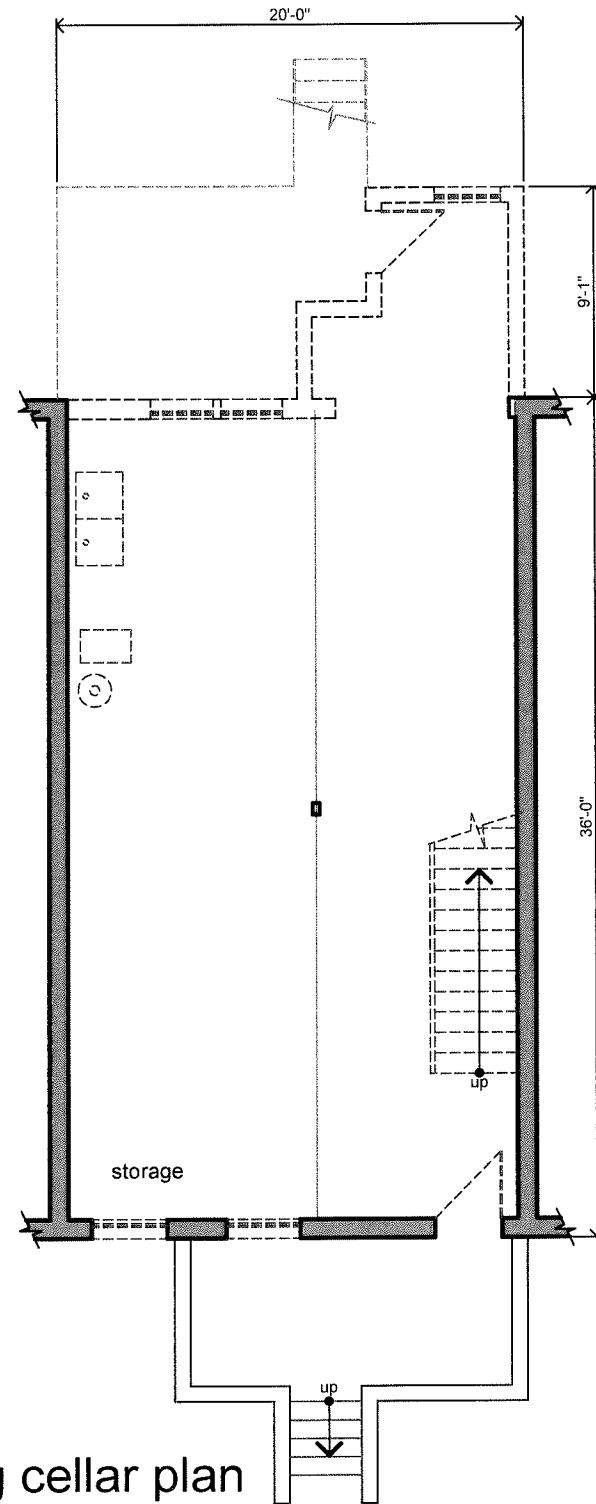
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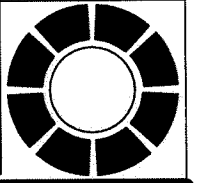
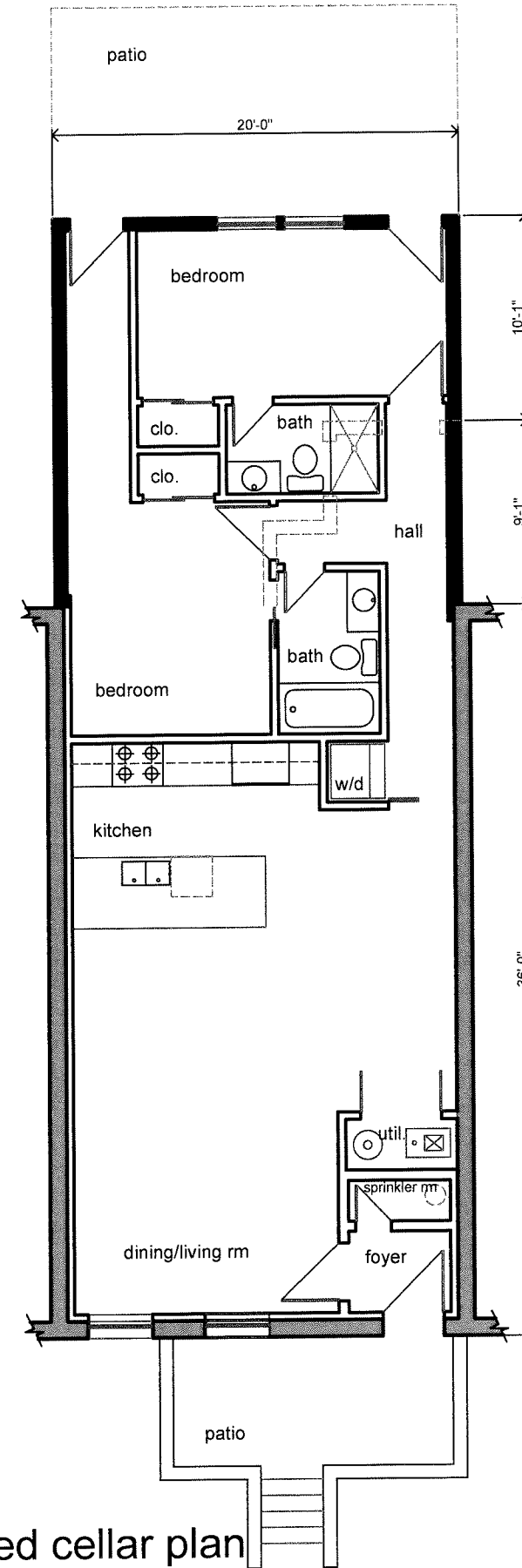
Meridith H. Moldenhauer
Ajoke Agboola
1912 Sunderland Place, N.W.
Washington, D.C. 20036
(202) 429-9000

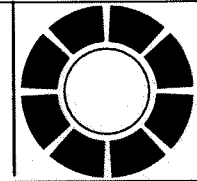
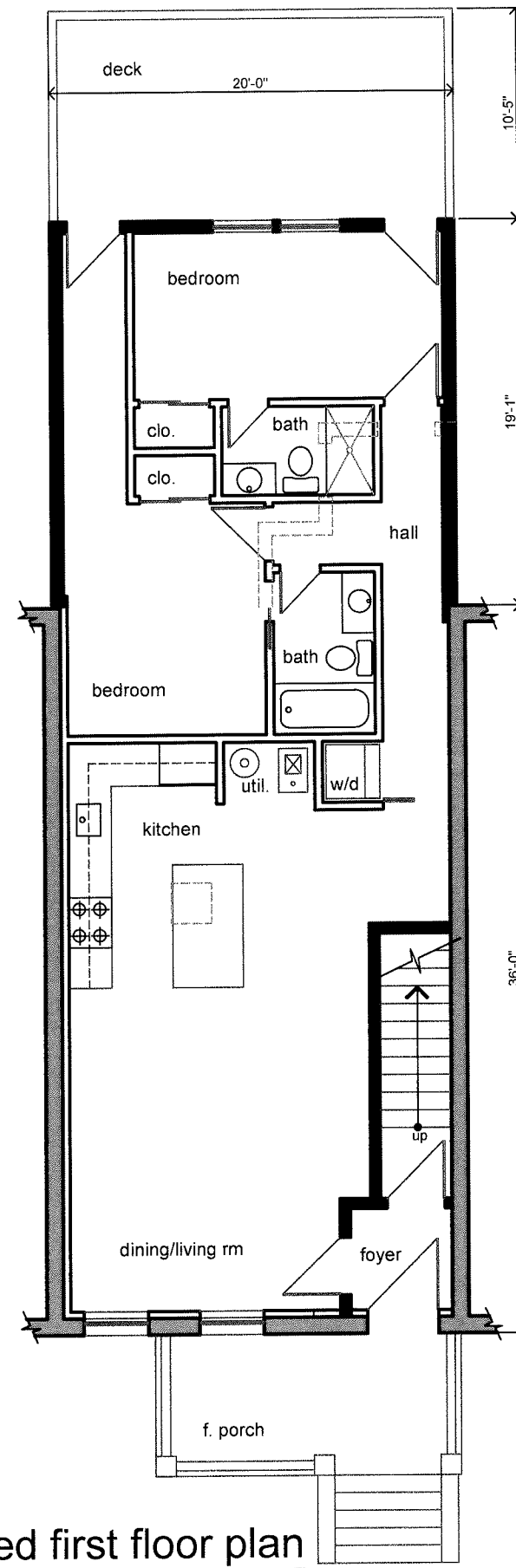
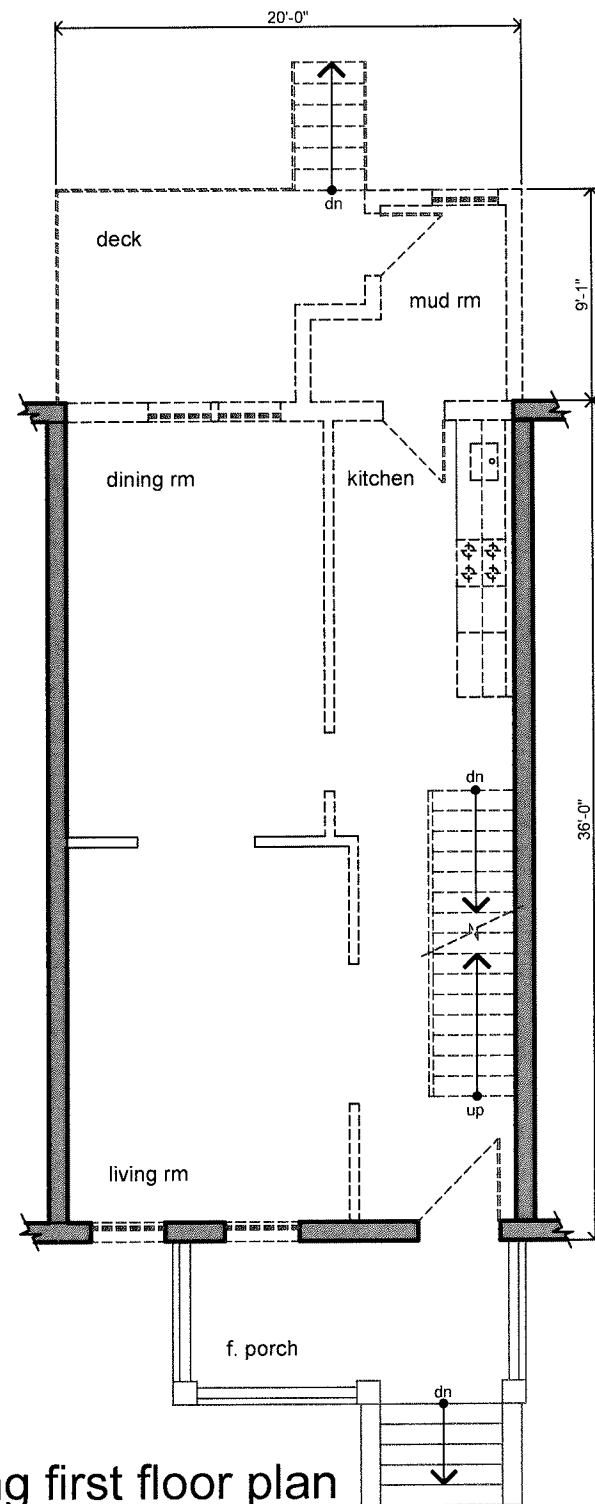
Exhibit A

existing cellar plan



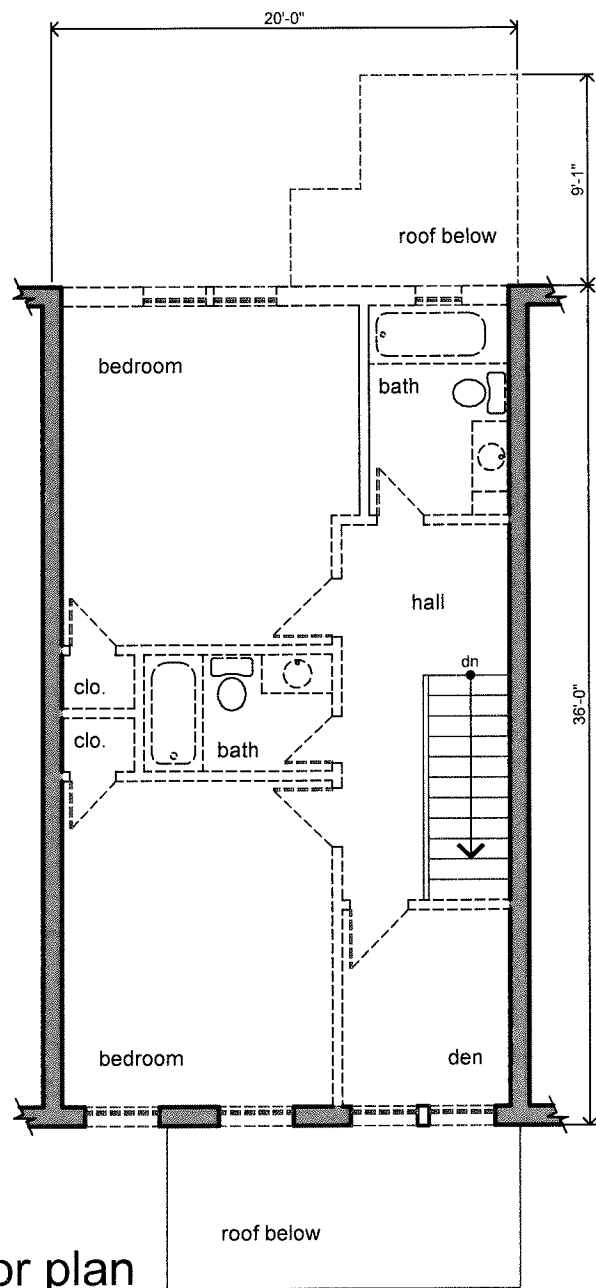
proposed cellar plan



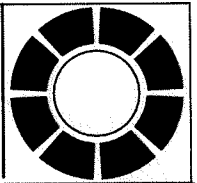
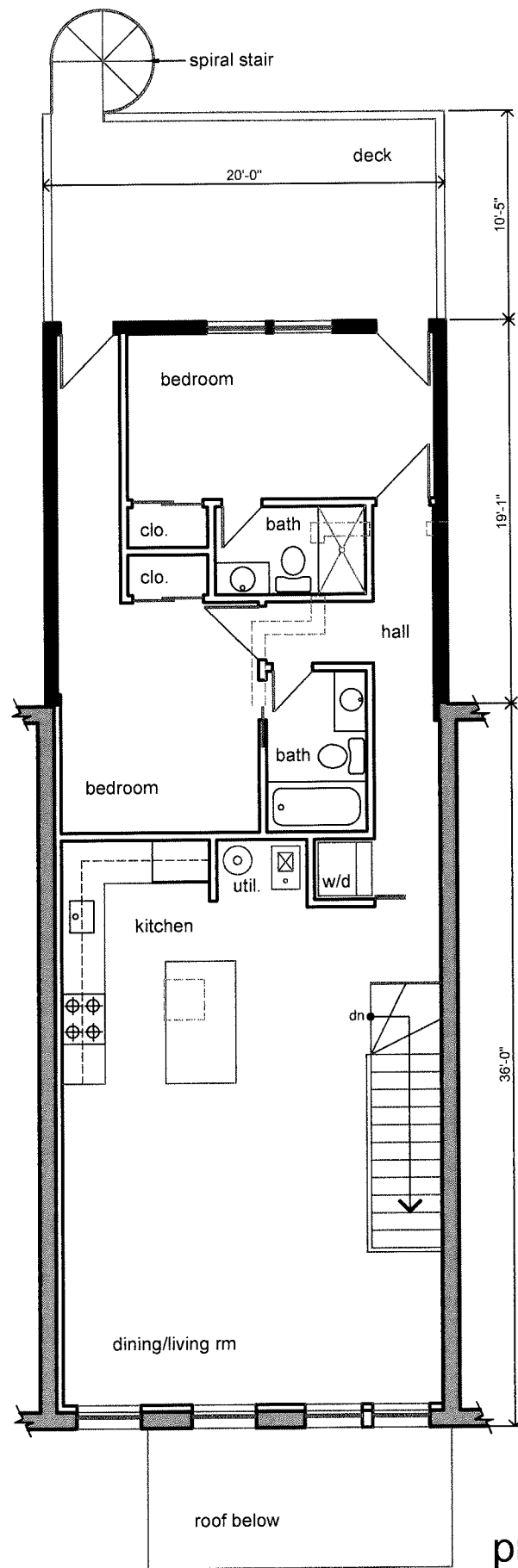


KILLETTE AND ASSOCIATES
 JAMES W. KILLETTE KYM KILLETTE
 ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT
 202-257-2237
 64 W STREET, NW - WASHINGTON, DC

existing second floor plan



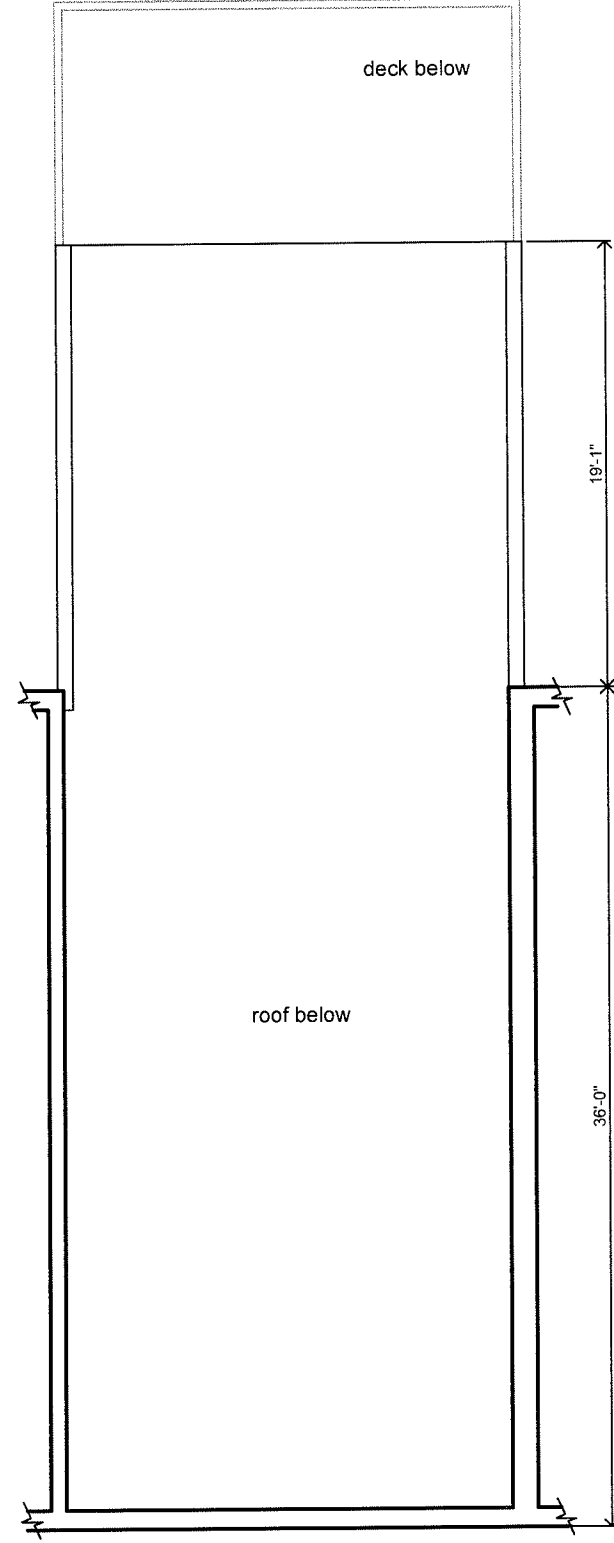
proposed second floor plan



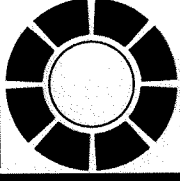
KILLETTE AND ASSOCIATES

202-257-2237

JAMES W. KILLETTE KYM KILLETTE
ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT
64 W STREET, NW - WASHINGTON, DC



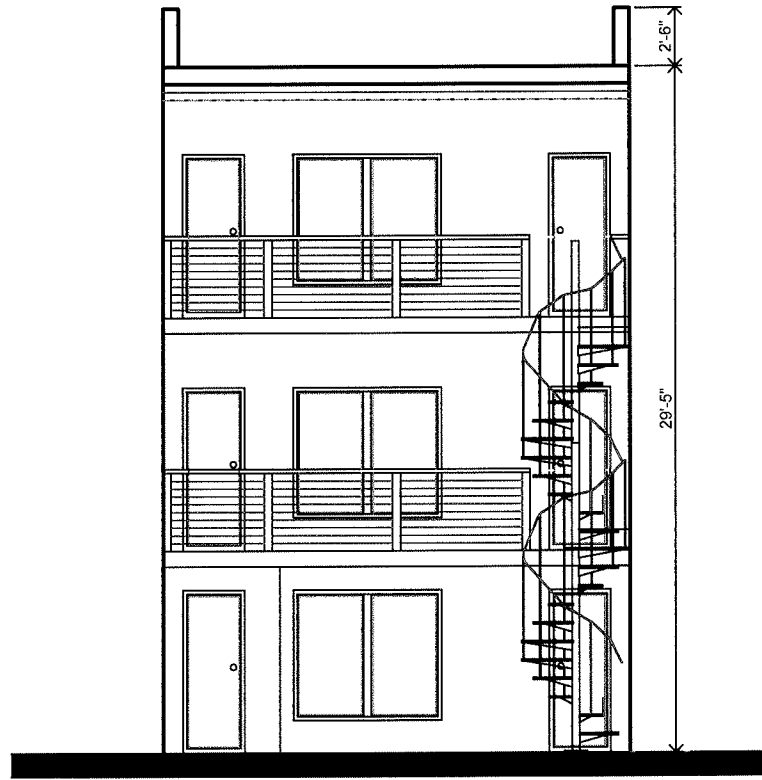
proposed roof plan



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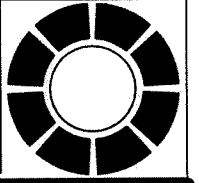
JAMES W. KILLETTE KYM KILLETTE
ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT
64 W STREET, NW - WASHINGTON, DC



proposed rear elevation



proposed front elevation



KILLETTE AND ASSOCIATES

202-257-2237

JAMES W. KILLETTE KYM KILLETTE
ARCHITECTURAL CONSULTANT / 203K HUD CONSULTANT
64 W STREET, NW - WASHINGTON, DC

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