

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)  
Y. AJOKI AGBOOLA (MD, DC\*)  
SAMANTHA MAZO (DC, MD)  
PATRICIA MILLERIOUX (DC)

\*PENDING

DIRECT DIAL: 202-530-1482  
DIRECT EMAIL: mmoldenhauer@washlaw.com

November 25, 2015

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

**Re: Application No. 19119 – 549 Park Road NW (Square 3037, Lot 48)  
Request to Late File and Prehearing Statement of the Applicant**

Chairperson Heath and Honorable Members of the Board:

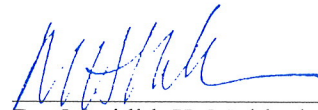
On behalf of Warder, LLC, and pursuant to 11 DCMR §3100.5 and the attached Form 150 Motion, we respectfully request that the Board waive 11 DCMR §3113.8, and permit the filing of revised renderings and a revised line of sight diagram for the proposed project. The Applicant proposes to convert an existing single family dwelling into a three-unit apartment house, construct a third floor addition, that is setback six feet from the front façade, and a minor rear addition. After continued discussion with the community the Applicant agreed to slant the roofline of the third floor addition. The revised renderings, see **Exhibit A**, reflect the slanted roof line and the negligible visual impact of the third floor addition. As shown in the line of sight diagram, see **Exhibit B**, the slanted roof eliminates the third floor addition from the view shed of those in front of the Property. The proposed minor modifications to the Property permit the improvement of this vacant nuisance property, while retaining the unique architectural character and feel of this portion of Park Road NW.

The application is scheduled to be heard before the Board of Zoning Adjustment on December 1, 2015.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,  
MOLDENHAUER & WIGGINS,  
LLP



By: Meredith H. Moldenhauer

Board of Zoning Adjustment  
District of Columbia

Cc: Advisory Neighborhood Commission 1A  
c/o Kent Boese, Chair (via email)  
Bobby Holmes, SMD Commissioner 1A09 (via email)  
Office of Planning (via email)

# Exhibit A



PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



3D View - ACROSS STREET





3D View - FRONT SIDEWALK





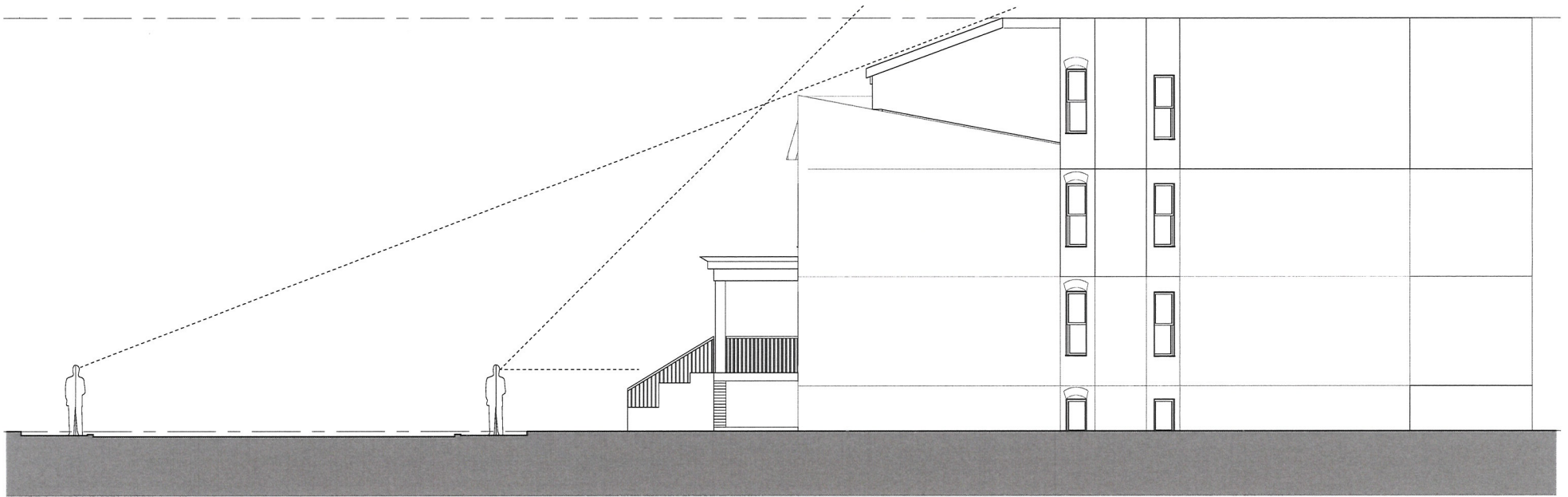
3D View - ACROSS STREET 2



3D View - FRONT OPP. SIDEWALK



# Exhibit B



LINE OF SIGHT DIAGRAM  
1/8" = 1'-0"