

June 2, 2016

via IZIS

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

Re: BZA Variance Application No. 19259; 3420 P Street NW

Dear Chairperson Heath and Board Members:

Pursuant to the Board's request at the hearing on May 24, 2016, the Applicant is herewith submitting additional information including:

Shadow Study and Neighbor Agreement

The shadow study was enhanced by showing the adjacent windows on Mrs. McGuirl's rear wall, and adding the hours of 5:00 pm and 7:30 pm for the months of May through August. The additional shadow times show a sliver of additional shadow on the first floor window, at 5:00 pm in August (noted on page SS-14). Other than this sliver of shadow for this limited time, the total shadow study shows no impact from the proposed addition to Mrs. McGuirl's light and air.

After reviewing the additional shadow study, and discussing other concerns unrelated to the requested relief, the Applicant and Mrs. McGuirl executed a written agreement addressing those concerns. As a result, Mrs. McGuirl agreed to withdraw her opposition and support approval of the Application.¹

ANC 2E

The Applicant presented the additional shadow study pages at ANC 2E's meeting on Tuesday, May 31, at which ANC 2E voted unanimously to recommend approval of the Application.

Elevations

¹ The Applicant dealt with James Meyers, representative before the BZA of the party in opposition, in reaching this agreement. It is not known whether or not this agreement resolves the concerns of Mr. Miller or Mr. Cunningham, owners of properties on the other side of P Street. The Applicant asserts that party status eligibility should be limited to Mrs. McGuirl at any rate, as her property is the only property potentially affected by the granting of the proposed relief.

Application No. 19259
Additional Submission

The case file does not appear to include the elevations previously submitted by the Applicant. The Applicant is therefore re-submitting those elevations.

The Applicant appreciates the Board allowing the time for the Applicant and the neighbor to come to an agreement, and for considering these additional materials.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin P. Sullivan". The signature is written in a cursive, slightly slanted style.

Martin P. Sullivan

Enclosures

cc: ANC 2E
Maxine Brown-Roberts
James E. Meyers, Esq.