

January 16, 2019

via IZIS

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

Re: Additional Materials- BZA Case No. 19905- 1410 15th Street, NW

Dear Members of the Board:

Enclosed is a set of revised plans and additional elevations. The Applicant made some slight revisions to the deck. These revisions do not impact the requested relief in any way and the degree of relief has not changed. The length of the deck at the rear will actually decrease (from 14 ft. and 11 in. to 12 feet). That space will be reallocated to the south side of the property so that the owners will have access to the deck from the dining room. The new side portion of the deck faces the entrance to the parking garage of the adjacent building to the south and will therefore not impact light, air, or privacy—also included with this submission is an updated support letter from the property owner to the south. As the deck is being reduced at the rear it will therefore continue not to impact light, air or privacy of the adjacent building to the north or the alley to the west. Regarding character, the deck will not be visible from the 15th Street in any way—as demonstrated by a “before” and “after” photo-rendering of the view from 15th Street. As there is a tall garden wall, the deck will not be visible from the front. A rendering of the rear view has also been provided in this packet, as well as an updated plat. These materials were presented to ANC 2B at its monthly meeting, where they voted unanimously to approve the Application.

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP
Date: January 16, 2019

Cc: Steve Cochran, Office of Planning

Board of Zoning Adjustment
District of Columbia
CASE NO. 19905