

January 31, 2020

via IZIS

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

Re: BZA Case No. 20144 – 1832 15th Street, NW; Prehearing Submission

Dear Members of the Board:

At the hearing on January 15, 2020, the Board requested that the Applicant consider providing plan alternatives, including possible changes to windows. The Board also suggested that the parties engage in discussion to explore a potential compromise.

Unfortunately, negotiations with the neighbors were not fruitful. The Applicant does, however, wish to respond to the Board's comments regarding privacy. While the Applicant still believes that privacy is not unduly impacted overall by this proposal, it was able to make significant revisions to the windows on both the principal building and the accessory building. The proposed windows are now smaller than originally proposed and two (2) are to be frosted glass. Please see the enclosed Revised Plans as Exhibit A; and the comparison between the original and new window proposals as Exhibit B included with this submission.

When considering privacy concerns and window revisions, the Applicant's architect considered the context of the existing level of privacy in neighboring yards. As shown on pages 7-8 of Exhibit 85A¹, 1830 15th Street's existing two-story accessory building has windows that face the rear yard. Moreover, as shown on pages 3-4 of Exhibit 85A, the large two-level deck at 1836 15th Street also allows for direct views over the privacy fence and into the neighboring properties' rear yards and homes. Based on this context, and comments from the Board, the Applicant believes that these changes are an improvement to the Application.

Sincerely

Martin P Sullivan

Martin P. Sullivan, Esq.

¹ All exhibit numbers refer to the IZIS case file for BZA Case No. 20144

CERTIFICATE OF SERVICE

I hereby certify that on January 31, 2020, an electronic copy of this Prehearing Submission was served on the following on behalf of the Applicant, David Barth and Lisa Kays.

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