

BZA Application #20144
1832 15th Street NW

**Party In Opposition's Response to
Applicant's Post-Hearing Filings**

Presented By:

Samantha Mazo, Esq. - Cozen O'Connor

Britt and Peter Bepler – Adjacent Property Owner

Sarah and Taylor Nickel – Adjacent Property Owner

Board of Zoning Adjustment

District of Columbia

CASE NO. 20144

EXHIBIT NO. 102



The Revised Project is Still Imposing & Oversized

- Remains at 69.75% Lot Occupancy (13.25' Addition + Second Story of the Garage)**
- Building size increased by 35% over existing (Adds 1,090 s.f.)**
- Puts Nickels' permanent garden in shade (Applicant's property does not currently shade the Nickel's garden)**
- Adds two offices to the Property (no offices now)**

Addition not in harmony with intent of RF-2 Zone

Purpose and Intent of the RF-2 Zone:

“**Preserve areas planned as open gardens and backyards** and protect the light, air, and privacy that they provide.” § E-400.2(e)

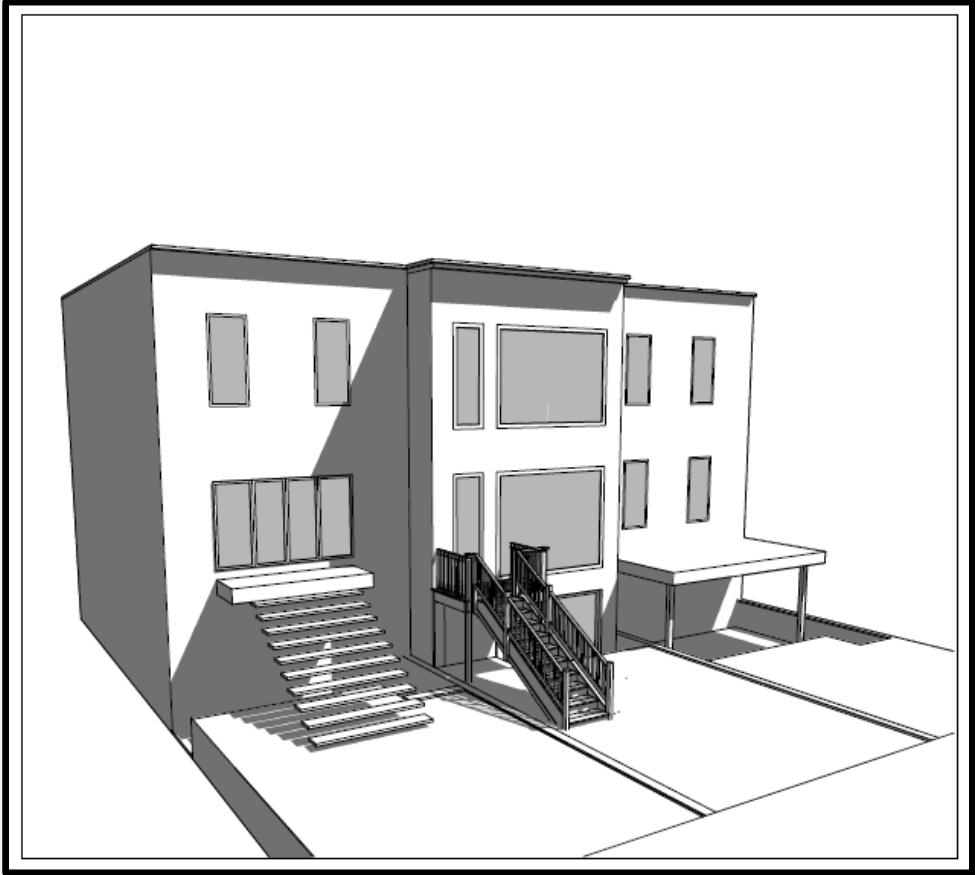
“Provide **strong protections** to retain its low scale ... character” § E-400.2(b)

“....Controlling the **scale and density** of residential development.” § E-400.2(c)

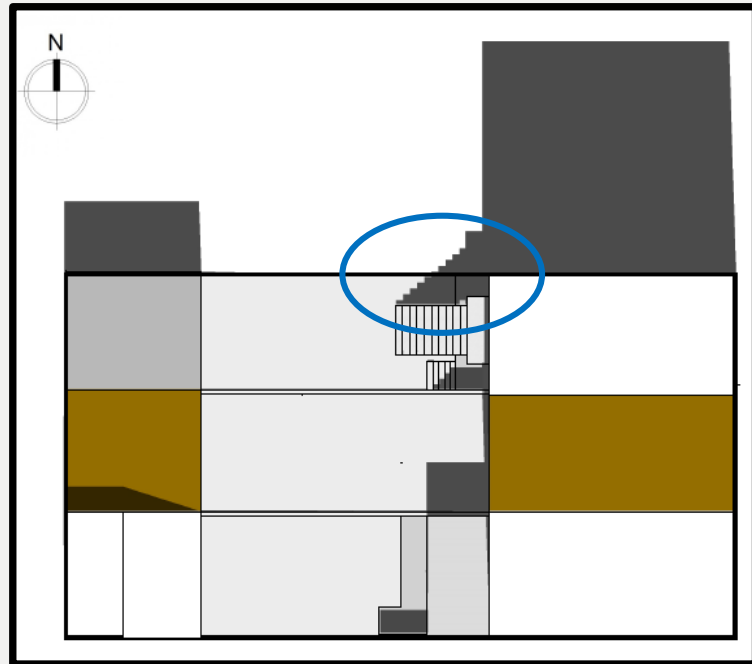
Adverse effect on Beplers & Nickels is Substantial and Undue

- Will unduly compromise privacy of use and enjoyment of the Bepler and Nickels' homes.
- Will substantially impact the light to the Nickels' Garden.
 - Impact on the Nickels' garden is undue – adds substantial shade when none now exists.
 - Fall/Spring Equinox: Addition puts more than 70% of garden in shade
 - Winter Equinox: Addition puts more than 60% of garden in shade
 - Undisputed that matter of right addition limited to 3'-6"
 - 10' is NOT Matter of Right (almost 3x larger than matter of right)
 - Project will cast significantly more shade than would the matter of right addition.

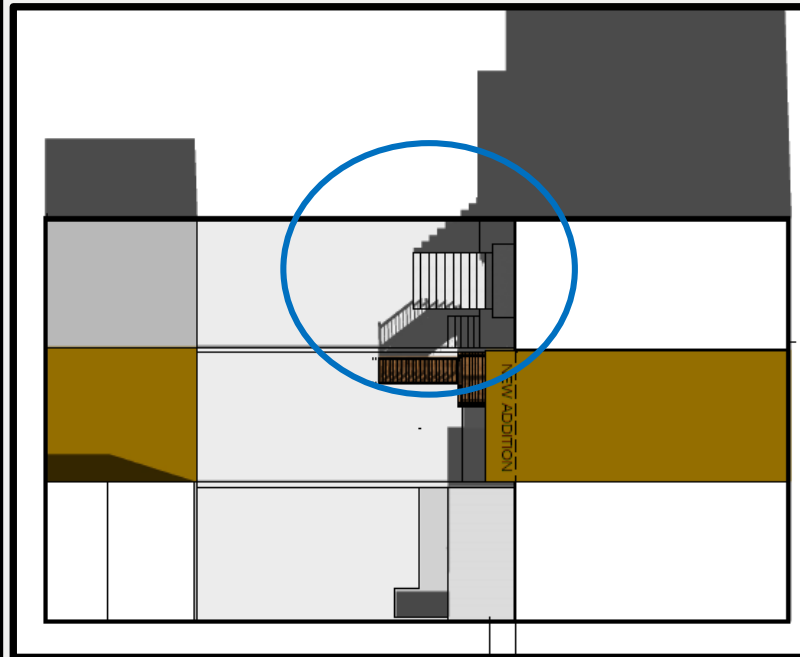
3'6" Matter of Right Addition Length (left) vs. Proposed 13.25' Addition Length (right)



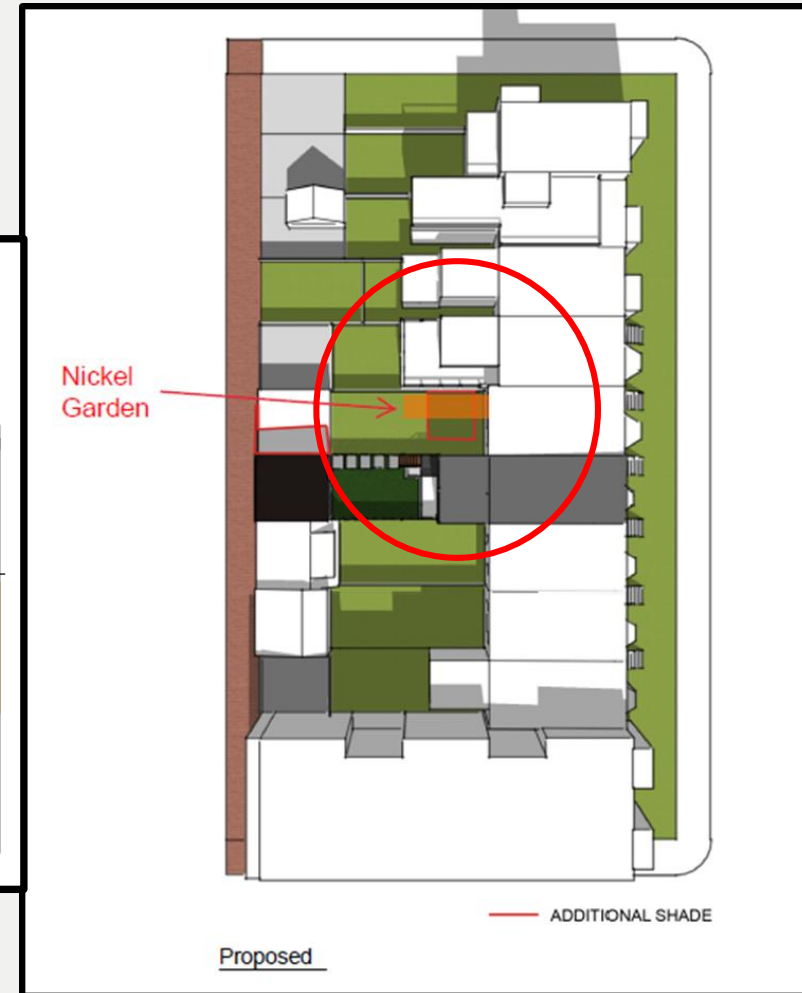
Proposed 13.25'-Addition (far right image) has undue shade impact over 3'-6" Matter of Right Addition in Fall Equinox



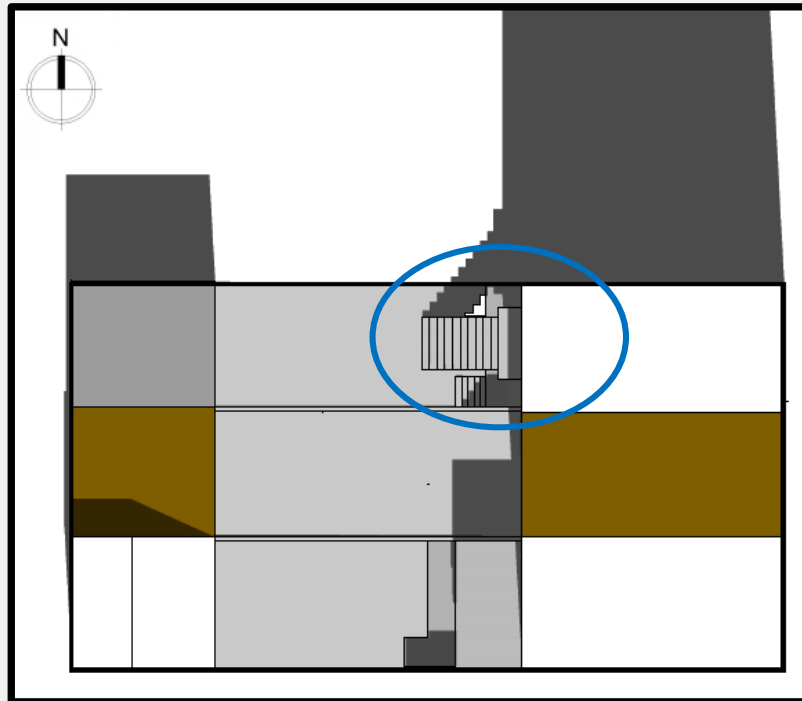
Existing



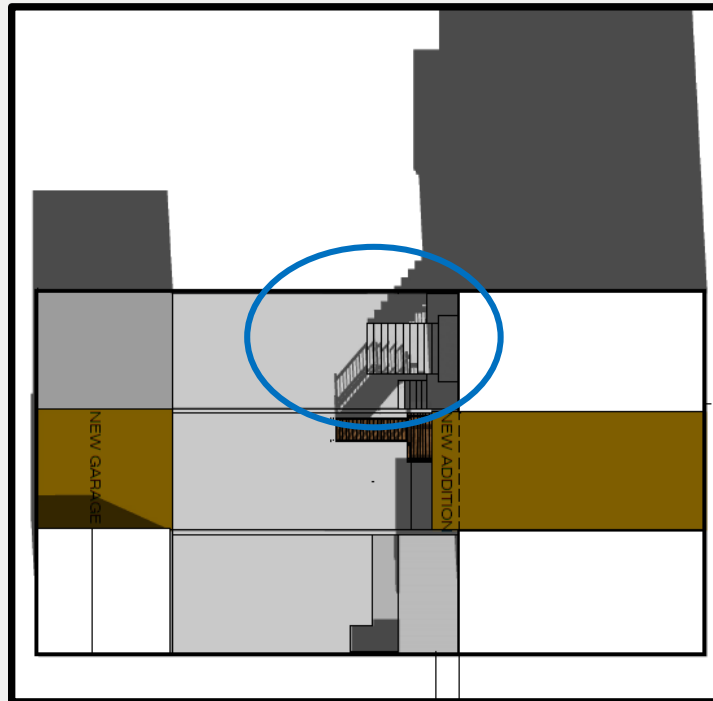
Matter of Right (3' 6")



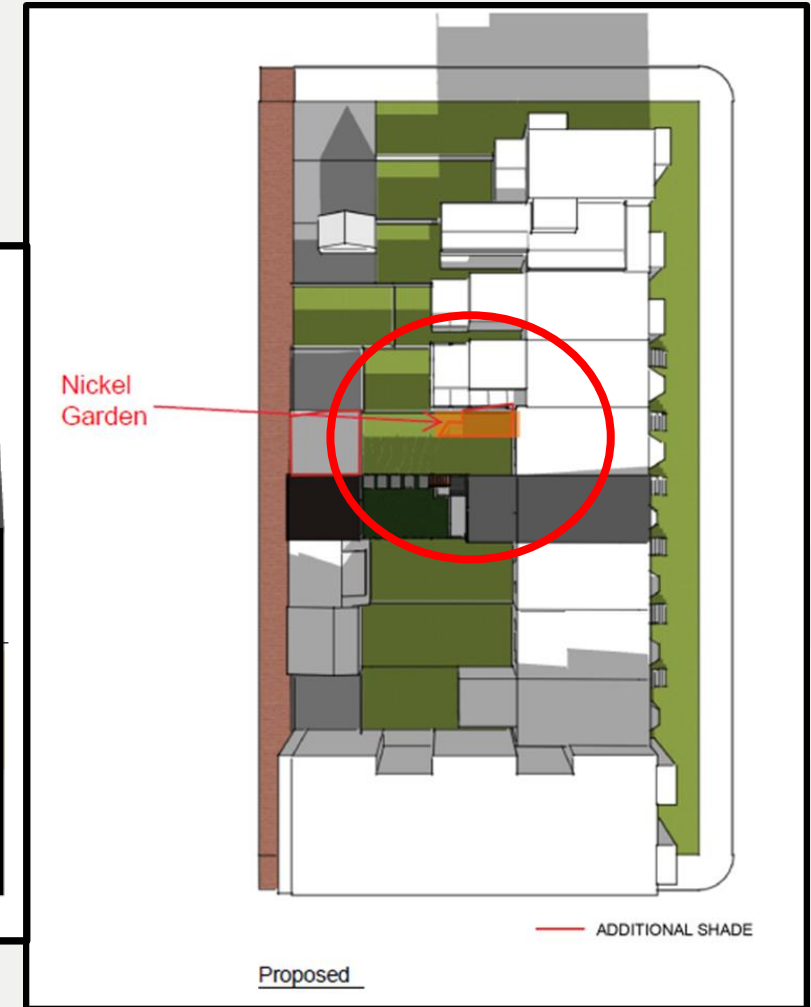
Proposed 13.25'-Addition (far right image) has undue shade impact over 3'-6" Matter of Right Addition in Winter Equinox



Existing



Matter of Right (3' 6")



As proposed, Application will unduly impact light on permanent garden at 1834 15th Street NW



Neighbors' Proposal: 10'- Rear Addition

- Neighbors would withdraw opposition to the Project with the second-story garage addition and newly-proposed windows, if the Board reduces (or the Applicant voluntarily agrees to reduce) the size of the rear addition to **10-Feet**.

- Board can condition its approval on this design (Subtitle E § 5201.4)

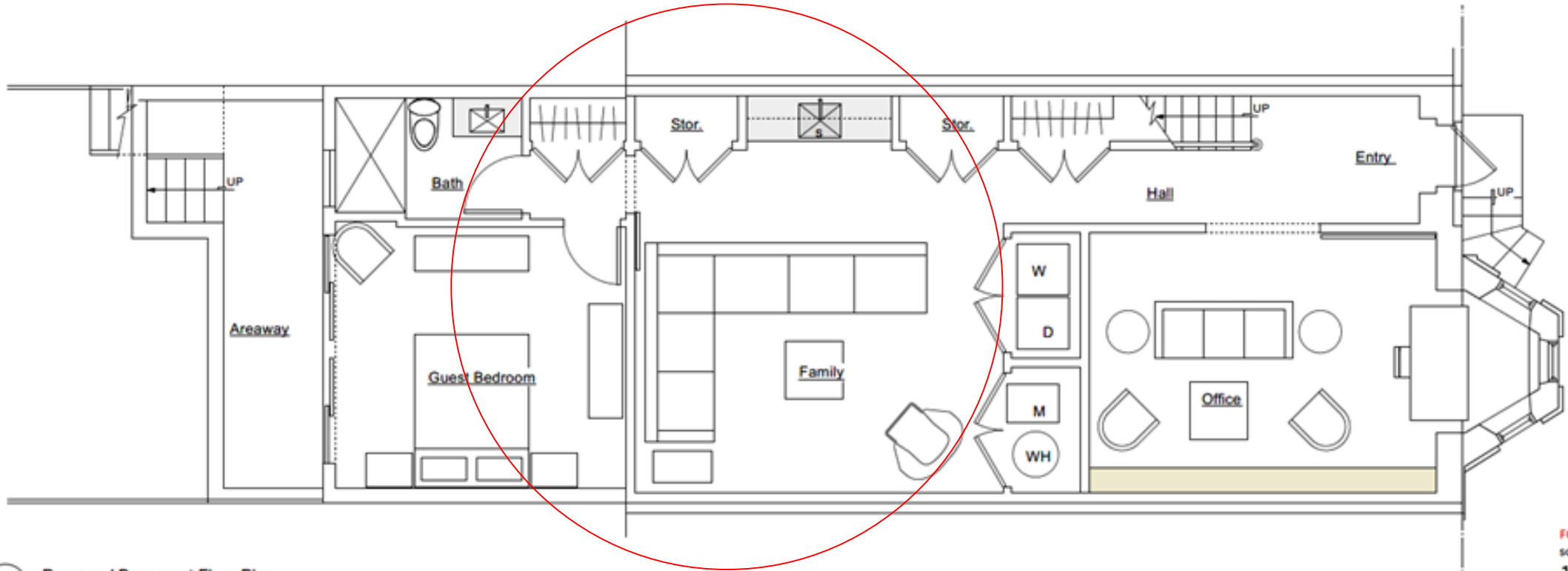
A 3.25' Decrease is Reasonable and Feasible

- Even reduced would cause some negative impact on Neighbors, but impact would be less than proposed.
- 3.25' decrease would not require any change in building programming because Applicant can retain:
 - Two offices
 - Three bedrooms (2nd floor); One bedroom (basement)
 - Master Suite with sitting room and walk-in closet
- Would require no change to structural walls (1st and 2nd Floor structural walls already being removed.)
- Would not unreasonably affect current plumbing plans.

No change in Basement uses with reduction

0.1 Proposed Garage Floor Plan (lower)
scale: 1/4" = 1'-0"

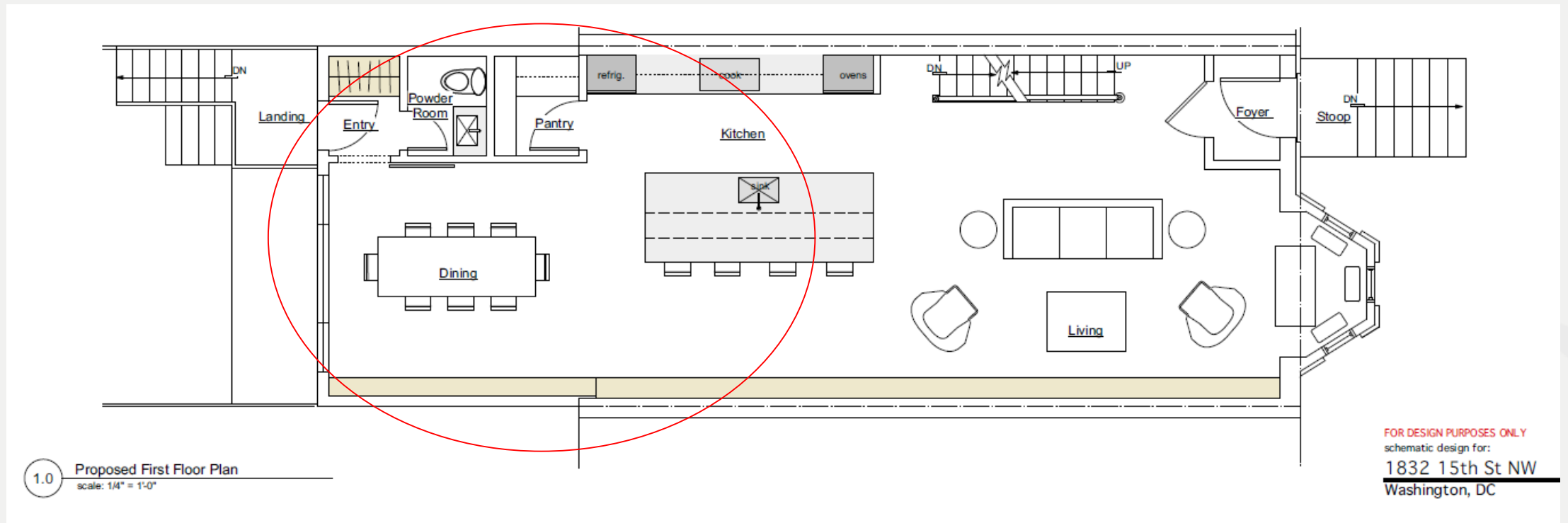
1.1 Proposed Garage Floor Plan (upper)
scale: 1/4" = 1'-0"



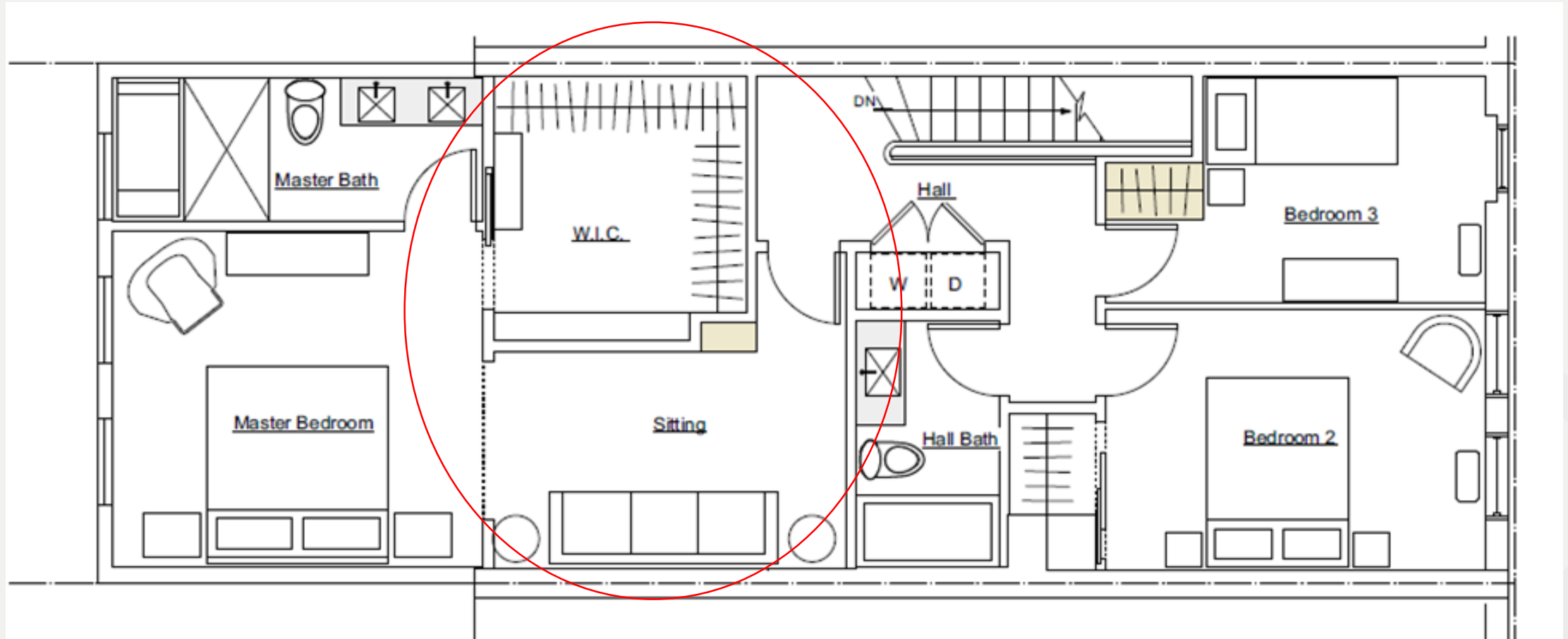
0.0 Proposed Basement Floor Plan
scale: 1/4" = 1'-0"

FOR DESIGN PURPOSES
schematic design for
1832 15th
Washington, D.C.

No change in First Floor uses with reduction



No change in Second Floor uses with reduction



Applicant's Shade Studies Show 10'-Rear Addition has less shade impact than 13.25' Rear Addition



Existing



10' Rear Addition



Proposed 13.25'

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