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## Fwd: reflections on project on our block

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**Subject:** reflections on project on our block

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Dear ANC members -

Given the project at our home - 1828 15th street - has been cited as a precedent or reference case for the ongoing debate over the project at 1832 15th street - we felt it was important to lay out the process and a few principles in our thinking. We hope this will help all neighbors resolve to an agreeable solution.

### 1. A few notes on our approach and process

- Early in the process, we felt it was important to engage our neighbors, and in particular our adjacent neighbors. We spent time in the early schematic phase discussing with the Beplers and Ginwalas - the latter had moved to pittsburgh so it meant trading emails and calls - but was important to us even though they had moved out of town
- With our architects, we engaged much of the impacted areas of the neighborhood - including not just our block on 15th street but neighbors on T and Swann streets
- While open to discussion about any required project modification, our neighbors and in particular the Beplers and Ginwalas were supportive of the design - in part because our focus on creating attractive additions to the block and considerations on impact on their properties (see below)
- We received 10+ letters of support for the project - including both of our adjacent neighbors - and no letters of dissent or disapproval

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- The project required multiple discussions with BZA (3 by our count), as well as the ANC, dupont historic group, HPRB, and ultimately DCRA. Along the way there were revisions and adjustments to accommodate the feedback we received

A few notes on our design considerations

- We recognized from the outset that the project in our full scope of desired design would require a variance given it would occupy more than 60% of the lot. we recognized this made engaging neighbors and being amenable to compromise important
- we were mindful of impacts to neighbors - as a result we made several design decisions to make the living layouts 'sub-optimal' in particular on upper level addition -in consideration of associated impacts on adjacent properties:
  - we kept the addition from the house to a 10' extension from the existing building (allowed by right) and did not extend the addition across the full length of the lot
  - we created a dog-leg structure with opening the the north side to minimize impacts to 1830's light and airflow. we also added windows to 'soften' the appearance and ensure attractive look of the building
  - we located the dogleg adjacent to the existing dog-leg at 1826 - again to minimize incremental impacts

We hope this helps all neighbors come to a resolution that considers the impacts on all effected. We note here that given the concerns raised we recognize that the steps in the above process may have been missed or not followed - and hope that providing our above thinking may help resolve questions and concerns among the impacted parties.

We empathize with our neighbors at 1832, recognizing the challenges of a project of that scope and desire to make the most of their property. We also empathize with neighbors at 1830 and 1834 - among others - that are mindful of the impacts of their own properties and the character of the neighborhood.

we wish each best of luck in the process  
Ben and Margot

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