



update on compromises re: 1832 expansion

4 messages

Lisa Kays <lisa.kays@gmail.com> Thu, May 2, 2019 at 11:31 AM
To: Brittany Neighbor <brittanybepler@gmail.com>, Peter Bepler <peterbepler@gmail.com>
Cc: David Barth <dbarth@gmail.com>

Dear Peter and Brittany,

We are getting in touch to update you on potential compromises regarding our home addition.

We have reviewed your concerns against our family's need for a bedroom for our youngest son, Lucas, which is at the heart of our desire to expand our home with a two-story addition.

Unfortunately, we've been unable to come up with any structural modifications that accommodate our family's needs and those you have expressed, for instance, changing the addition to a pop-up, which would be disallowed on Historic grounds.

That said, we are hopeful that we can mitigate your concerns with the following and welcome your input:

- 1) We will paint the exterior in a light color so that light reflection is maximized.
- 2) If there are some materials that we can use on the exterior that will help make the facade appear smaller or more appealing to you, we are willing to look into those, and, even at greater expense to ourselves, if this is within reason and doable for us, to incorporate them if you would like.

We look forward to hearing back from you about if these elements are worth our while to explore based on your concerns. Sincerely,
David, Lisa, David and Lucas

Lisa & David, the owners of 1832 who refused to compromise on any design or size of their addition even after both abutting neighbors worked hard to come up with a fair and thoughtful compromise that works for all parties. 1832 is unwilling to compromise in any real way

Peter Bepler <peterbepler@gmail.com> Fri, May 3, 2019 at 6:18 PM
To: Lisa Kays <lisa.kays@gmail.com>
Cc: Brittany Neighbor <brittanybepler@gmail.com>, David Barth <dbarth@gmail.com>, Edward Hanlon <ed.hanlon.3@gmail.com>

Dear Lisa and David, et al,

Thank you for the update.

While we welcome and appreciate any and all attempts at compromise, we fail to see how your most recent proposals do much to address our original concerns, to put it bluntly, about the undeniable impact your proposed major addition would have on the light and airflow to our backyard.

As mentioned before, we empathize with your desire to expand your home, but not at the expense of the impact to our own property.

That is why we previously took the time to consider a reasonable compromise and offered what we believed to be a fair one, which we've restated here for mutual clarity and convenience:

- **Garage:** We endorse your proposed plans to remodel your garage to include a second story.
- **Basement Level/Story:** We endorse your proposed plans to build an addition to the basement level/story.
- **First Level/Story:** We do not endorse your proposed plans to build an addition to the first (main) level/story due to the significant and undeniable impact it will have on the light and airflow to our backyard.
- **Second Level/Story:** We do not endorse your plans to build an addition to the second level/story due to the significant and undeniable impact it will have on the light and airflow to our backyard.

Board of Zoning Adjustment
District of Columbia
CASE NO.20144
EXHIBIT NO.79

Hopefully this clears up any confusion about what we are willing or unwilling to endorse as it relates to your proposed addition. Should you have any additional questions, we are happy to provide whatever answers we can.

Finally, we want to let you know that we are prepared, if necessary, to voice our concerns and objections with the zoning board when the time comes.

Sincerely,

Peter & Brittany

[Quoted text hidden]

Peter Bepler <peterbepler@gmail.com>
To: Taylor Nickel <taylor.nitech@gmail.com>, Sarah Nickel <sefrese@gmail.com>
Cc: Brittany Bepler <brittanybepler@gmail.com>

Fri, May 3, 2019 at 6:18 PM

Just sent...

[Quoted text hidden]

Britt Bepler <brittanybepler@gmail.com>
To: 2b01@anc.dc.gov, 2b02@anc.dc.gov, 2b03@anc.dc.gov, 2b04@anc.dc.gov, 2b05@anc.dc.gov, 2b06@anc.dc.gov, 2b07@anc.dc.gov, Beverly Schwartz <bevschwartzdc@gmail.com>
Cc: Peter Bepler <peterbepler@gmail.com>, Sarah Frese <Sefrese@gmail.com>, Taylor Nickel <taywnickel@gmail.com>

Fri, May 3, 2019 at 6:34 PM

Dear ANC Board,

Please find below 1830 15th Street's response to the proposed massive addition to 1832 15th Street; as you can see we've tried our best to be accommodating, reasonable and respectful.

Best,

The Beplers

----- Forwarded message -----

From: **Peter Bepler** <peterbepler@gmail.com>
Date: Fri, May 3, 2019 at 6:18 PM
Subject: Re: update on compromises re: 1832 expansion
To: Lisa Kays <lisa.kays@gmail.com>
Cc: Brittany Neighbor <brittanybepler@gmail.com>, David Barth <dbarth@gmail.com>, Edward Hanlon <ed.hanlon.3@gmail.com>

[Quoted text hidden]

Thanks for this. I'm not seeing it until today as we had a full weekend with in-laws in town and I was keynoting a conference Friday-Sunday. I'm sure you'll understand that with two young kids and two full-time jobs, we have a crammed week as well.

We are looking forward though to learning and sharing more at the ANC meeting on Wednesday and our architect will, of course, also be there to answer any questions and to learn about the concerns of our neighbors as well as share more about our plans and process.

Warmly,

Lisa

[Quoted text hidden]

Britt Bepler <brittanybepler@gmail.com>
To: Britt Bepler <brittanybepler@gmail.com>

Mon, Sep 23, 2019 at 1:24 PM

Best,

Britt

Forwarded Conversation

Subject: Re: proposed addition to 1832 15th: 1830

From: **Peter Bepler** <peterbepler@gmail.com>
Date: Wed, Mar 20, 2019 at 8:23 PM
To: Lisa Kays <lisa.kays@gmail.com>
Cc: Brittany Bepler <brittanybepler@gmail.com>

You had Britt's old email, putting her current one herein.

On Wed, Mar 20, 2019 at 8:35 AM Lisa Kays <lisa.kays@gmail.com> wrote:

Dear Brittany and Peter,

This is Lisa and David and David and Lucas from 1832 15th Street. We hope this finds you well! AND WILL IT EVER BE SPRING???

But that's besides the point...

As you may already know from the notice posted on the front of our house, and other notifications, we are hoping to do a much needed addition to the rear of the house, as well as add a second story to our existing garage, all completely for personal use of our family. Once we knew Lucas was on the way, it became clear that we could use some addition space so that we can stay in the neighborhood.

We are in the process of discussing our goals with our ANC, and hope you can help us demonstrate to the ANC that our block is in support of our vision.

Current drawings of what we have in mind are attached. It is a clean and simple design, intended to blend comfortably and gracefully with our block's many and mixed rear additions. None of the changes will be visible from 15th Street.

If this sounds ok with you, please take a moment to respond to this email with an okay, or, if you have concerns or questions, with those, and we'll be happy to address them!

Thank you, neighbor!

Lisa, David, David and Lucas

From: **Lisa Kays** <lisa.kays@gmail.com>
Date: Wed, Mar 20, 2019 at 8:51 PM

To: Peter Bepler <peterbepler@gmail.com>
Cc: Brittany Bepler <brittanybepler@gmail.com>

Thank you!!

Sent from my iPhone

From: **Peter Bepler** <peterbepler@gmail.com>
Date: Wed, Mar 27, 2019 at 5:31 PM
To: Lisa Kays <lisa.kays@gmail.com>
Cc: Brittany Bepler <brittanybepler@gmail.com>, Sarah Nickel <sefrese@gmail.com>, Taylor Nickel <taylor.nitech@gmail.com>, <2B09@anc.dc.gov>, <ed.hanlon.3@gmail.com>, Benjamin Safran <benjamin.safran@gmail.com>, Margot Locker <margot.locker@gmail.com>, Ricky Maldonado <rickwash@icloud.com>, John Burke <john3belair@aol.com>

Dear Lisa and David,

Thanks for reaching out and sharing your proposed home remodeling plans. We appreciate the opportunity to share our thoughts in response and in the spirit of transparency and open communication, we've taken the liberty of adding other interested parties to this reply.

Apologies for taking several days to respond. Before doing so, we wanted to have a chance to speak with our mutual neighbors, Sarah and Taylor, to get a sense for their thoughts of the project. They were out of town until a few days ago, hence the delay.

As much as we completely understand and respect your wish to remodel your home (we're actually considering redoing the inside of our house in the next year), we have some concerns about your proposed plans and what would likely be a fairly significant impact to the natural light and airflow we get in our backyard.

In addition to the impact on airflow, the proposed three story addition would create a de facto wall on the north side of our property extending back several feet and far above the existing party fence, while potentially blocking direct sunlight for several hours into our back rooms (which would become the kitchen on one level and master bedroom on another level in our potential renovation).

We're also concerned that this major addition could start a precedent on the block that would benefit those with the means to use up their available backyard space, further worsening airflow and sunlight exposure. We love our backyard and recognize what a special opportunity it is to have a backyard in DC. It's a major reason why we bought the house in July, 2011 and it would be a shame to have its benefit, even partially, reduced.

For these reasons, we cannot offer our approval of your plans as proposed at this time.

That said, we recognize and empathize with the desire to renovate one's home to make it more livable according to their particular needs and desires. Which is why we would be open to considering alternative plans, should you care to propose any. Of course, it's only fair and reasonable to expect that we communicate what we would be willing to offer our approval for.

As far as that goes, your plans for the garage are fine as is, and we would be okay with an addition to the bottom, lower-level story only, as well as a deck off the second, middle-level story. Please pardon the specifics, but we feel it wise to be as detailed as possible at this point.

Thanks for your patience with our response and please let us know if you have any questions or comments.

Sincerely,
Peter & Britt

From: **Edward Hanlon** <ed.hanlon.3@gmail.com>
Date: Wed, Mar 27, 2019 at 6:16 PM
To: Peter Bepler <peterbepler@gmail.com>, Lisa Kays <lisa.kays@gmail.com>, Schwartz, Beverly (SMD 2B08) <2B08@anc.dc.gov>

Cc: Brittany Bepler <brittanybepler@gmail.com>, Sarah Nickel <sefrese@gmail.com>, Taylor Nickel <taylor.nitech@gmail.com>, <2B09@anc.dc.gov>, Benjamin Safran <benjamin.safran@gmail.com>, Margot Locker <margot.locker@gmail.com>, Ricky Maldonado <rickwash@icloud.com>, John Burke <john3belair@aol.com>

Good afternoon Peter and Britt,

Thank you for your very articulate and thoughtful response. Explaining what aspects of the project you may be comfortable with is very helpful. Explaining your objections to other parts of the project is very useful. Being open to a discussion of a one story addition to the back of the house and a second story on the garage (subject to seeing the plans) may be a reasonable compromise offered by you, even though it will likely affect both light and air to your backyard and would still result in a lot occupancy in excess of the maximum 60%.

We'll see what response Lisa and David make to the points you have raised. I am hoping to see the same reasoned thoughtfulness in their reply. We do not live alone on an island. We live in a neighborhood where we all must try to listen and accommodate.

I am sending a copy of this email to Beverly Schwartz who chairs the ANC's Zoning Preservation and Development (ZPD) committee.

It is unclear at the moment whether this matter will be taken up at next Wednesday evening's ZPD Committee meeting. I will let both of you, Lisa and David know once the ZPD agenda for next week is published.

Thanks,

A handwritten signature in blue ink that reads "Ed".

ED Hanlon

ANC Commissioner 2B09

From: **Peter Bepler** <peterbepler@gmail.com>
Date: Thu, Mar 28, 2019 at 10:46 AM
To: Brittany Bepler <brittanybepler@gmail.com>

FYI

----- Forwarded message -----
From: **Benjamin Safran** <benjamin.safran@gmail.com>
Date: Thu, Mar 28, 2019 at 9:28 AM
Subject: Re: proposed addition to 1832 15th: 1830
To: Peter Bepler <peterbepler@gmail.com>

hey Peter -

quick note to say privately rather than pile on that you raise very fair points.

2 code constraints that were important for us in our process (that we designed around) were:

1. 60% lot occupancy - looks like the proposal is pushing 80% (but should be explicitly calculated)
2. the length of addition past neighboring lot - the recent code / zoning changes require 10' max without a variance

I bring both of these up because they were design constraints we worked around - and as you saw from our project we were deliberate about a dog leg and attractive facade on the side facing your property to maintain light corridors and hopefully be accommodating as you guys think towards your own addition in the future

happy to chat if helpful - but wanted to share a quick note with my thoughts on that for you.

From: **Peter Bepler** <peterbepler@gmail.com>
Date: Thu, Mar 28, 2019 at 10:58 AM
To: Edward Hanlon <ed.hanlon.3@gmail.com>
Cc: Lisa Kays <lisa.kays@gmail.com>, Schwartz, Beverly (SMD 2B08) <2B08@anc.dc.gov>, Brittany Bepler <brittanybepler@gmail.com>, Sarah Nickel <sefrese@gmail.com>, Taylor Nickel <taylor.nitech@gmail.com>, <2B09@anc.dc.gov>, Benjamin Safran <benjamin.safran@gmail.com>, Margot Locker <margot.locker@gmail.com>, Ricky Maldonado <rickwash@icloud.com>, John Burke <john3belair@aol.com>

Dear Ed,

Thanks for the reply.

One more point that we meant to include is that in addition to their existing plans for the garage and an addition to the lower level only, we would also be okay with Lisa and David adding an additional story to the existing home, inasmuch as that is a viable option or not (we have no idea).

Going forward, we welcome additional dialogue from all stakeholders involved and remain open to working towards a mutually agreeable compromise to the extent required, whatever that may be.

Regards,
Peter & Brittany

From: **Britt Bepler** <brittanybepler@gmail.com>
Date: Thu, Mar 28, 2019 at 12:01 PM
To: Sarah Frese <Sefrese@gmail.com>, Taylor Nickel <Taylor.nitech@gmail.com>

- Britt

Begin forwarded message:

On Thu, Mar 28, 2019 at 12:01 PM Britt Bepler <brittanybepler@gmail.com> wrote:

From: **Taylor Nickel** <taylor.nitech@gmail.com>
Date: Thu, Mar 28, 2019 at 3:07 PM
To: Britt Bepler <brittanybepler@gmail.com>
Cc: Sarah Nickel <sefrese@gmail.com>

From: **Schwartz, Beverly (SMD 2B08)** <2B08@anc.dc.gov>
Date: Thu, Mar 28, 2019 at 3:47 PM
To: Edward Hanlon <ed.hanlon.3@gmail.com>, Peter Bepler <peterbepler@gmail.com>, Lisa Kays <lisa.kays@gmail.com>
Cc: Brittany Bepler <brittanybepler@gmail.com>, Sarah Nickel <sefrese@gmail.com>, Taylor Nickel <taylor.nitech@gmail.com>, Hanlon, Ed (SMD 2B09) <2B09@anc.dc.gov>, Benjamin Safran <benjamin.safran@gmail.com>, Margot Locker <margot.locker@gmail.com>, Ricky Maldonado <rickwash@icloud.com>, John Burke <john3belair@aol.com>

Thanks for sending Ed. I need to check if 1832 was on March's HPRB calendar - (I think it was and we asked for a 30 days delay?) If not, hopefully it will come out on their calendar for this month. That should come out Monday. We only review cases the same month that HPRB does - so that's an important step --- but let's temporary put this on our April 3 agenda and expect to see everyone at the mee ng. I see you've already reached out to neighbors in advance which is great.

Bev

From: Edward Hanlon <ed.hanlon.3@gmail.com>
Sent: Wednesday, March 27, 2019 6:17 PM
To: 'Peter Bepler' <peterbepler@gmail.com>; 'Lisa Kays' <lisa.kays@gmail.com>; Schwartz, Beverly (SMD 2B08) <2B08@anc.dc.gov>
Cc: 'Brittany Bepler' <brittanybepler@gmail.com>; 'Sarah Nickel' <sefrese@gmail.com>; 'Taylor Nickel' <taylor.nitech@gmail.com>; Hanlon, Ed (SMD 2B09) <2B09@anc.dc.gov>; 'Benjamin Safran' <benjamin.safran@gmail.com>; 'Margot Locker' <margot.locker@gmail.com>; 'Ricky Maldonado' <rickwash@icloud.com>; 'John Burke' <john3belair@aol.com>
Subject: RE: proposed addition to 1832 15th: 1830

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

From: **Lisa Kays** <lisa.kays@gmail.com>
Date: Fri, Mar 29, 2019 at 12:19 PM
To: Peter Bepler <peterbepler@gmail.com>, Brittany Bepler <brittanybepler@gmail.com>
Cc: David Barth <dbarth@gmail.com>

Dear Peter and Brittany,

Thank you for this. This is why we reached out and we appreciate you getting back to us.

Warmly,

Lisa

On Wed, Mar 27, 2019 at 5:31 PM Peter Bepler <peterbepler@gmail.com> wrote:

From: **Edward Hanlon** <ed.hanlon.3@gmail.com>

Date: Sat, Mar 30, 2019 at 10:04 PM

To: Lisa Kays <lisa.kays@gmail.com>

Cc: Peter Bepler <peterbepler@gmail.com>, Brittany Bepler <brittanybepler@gmail.com>, Sarah Nickel <sefrese@gmail.com>, Taylor Nickel <taylor.nitech@gmail.com>, Benjamin Safran <benjamin.safran@gmail.com>, Margot Locker <margot.locker@gmail.com>, Ricky Maldonado <rickwash@icloud.com>, John Burke <john3belair@aol.com>, Schwartz, Beverly (SMD 2B08) <2B08@anc.dc.gov>, Hanlon, Ed (SMD 2B09) <2B09@anc.dc.gov>

Good evening Lisa & David,

I had the opportunity this afternoon to speak with some of your neighbors concerning your proposed multi-story addition to the back of your house. It was a very pleasant and productive conversation. Your neighbors explained their concerns to me.

I would also like to speak with both of you again. Do you have any time tomorrow afternoon, Sunday, to speak with me, and, perhaps take me on a tour of your back yard and explain the proposed renovations to me?

As I'm sure you realize, you cannot build this large multi-story addition as a "matter of right". Because you cannot make these changes as a "matter of right", how your proposed addition affects the light, air flow, privacy of your neighbors and your neighbors' reasonable enjoyment of their own properties is very important; and, likely, pivotal. We all live in the same small beautiful neighborhood. It is great neighborhood and we all need to try to accommodate the reasonable concerns and expectations of our neighbors. Also, as in every proposed renovation in an historic neighborhood, there are legitimate concerns about preservation, about context and about massing.

I know several of your neighbors have already expressed their concerns to you. I would welcome the opportunity to speak with you tomorrow; and, also with your architect, if he is available, about your expectations and about any possible compromises you might be willing to put forward. I think we could have a very useful conversation.

If you have any questions, please let me know.

From: **Lisa Kays** <lisa.kays@gmail.com>

Date: Mon, Apr 1, 2019 at 9:53 AM

To: Edward Hanlon <ed.hanlon.3@gmail.com>

Cc: Peter Bepler <peterbepler@gmail.com>, Brittany Bepler <brittanybepler@gmail.com>, Sarah Nickel <sefrese@gmail.com>, Taylor Nickel <taylor.nitech@gmail.com>, Benjamin Safran <benjamin.safran@gmail.com>, Margot Locker <margot.locker@gmail.com>, Ricky Maldonado <rickwash@icloud.com>, John Burke <john3belair@aol.com>, Schwartz, Beverly (SMD 2B08) <2B08@anc.dc.gov>, Hanlon, Ed (SMD 2B09) <2B09@anc.dc.gov>

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4 attachments

image001.png
8K



Brittany Bepler <brittanybepler@gmail.com>

Fwd: proposed addiction to 1832 15th St: 1834

7 messages

Sarah Nickel <sefrese@gmail.com>

Thu, Mar 28, 2019 at 11:57 AM

To: Britt Bepler <brittanybepler@gmail.com>, Peter Bepler <peterbepler@gmail.com>

Cc: Taylor Nickel <taylor.nitech@gmail.com>

FYI...

----- Forwarded message -----

From: **Lisa Kays** <lisa.kays@gmail.com>

Date: Thu, Mar 28, 2019 at 11:21 AM

Subject: proposed addiction to 1832 15th St: 1834

To: <taywnickel@gmail.com>, Sarah Nickel <sefrese@gmail.com>

Dear Taylor and Sarah,

We are writing to check in with you again given yesterday's email from Brittany and Peter, on which you were copied and named, with concerns about our possible addition. We welcome any and all feedback and having now heard from our neighbors at 1830 and 1828, wanted to see if you have any concerns given that any addition impacts each home on the block differently.

If you do, we would welcome knowing about those concerns or questions specifically as our architect would like to try to address any questions and incorporate all feedback into updated plans to present at the ANC meeting on Wednesday, April 3.

Warmly,

Lisa and David

On Wed, Mar 20, 2019 at 8:39 AM Lisa Kays <lisa.kays@gmail.com> wrote:

Dear Taylor and Sarah,

This is Lisa and David and David and Lucas from 1832 15th Street.

As you may already know from the notice posted on the front of our house, and other notifications, we are hoping to do a much needed addition to the rear of the house, as well as add a second story to our existing garage, all completely for personal use of our family. Once we knew Lucas was on the way, it became clear that we could use some additional space so that we can stay in the neighborhood.

We are in the process of discussing our goals with our ANC, and hope you can help us demonstrate to the ANC that our block is in support of our vision.

Current drawings of what we have in mind are attached. It is a clean and simple design, intended to blend comfortably and gracefully with our block's many and mixed rear additions. None of the changes will be visible from 15th Street.

If this sounds ok with you, please take a moment to respond to this email with an okay, or, if you have concerns or questions, with those, and we'll be happy to address them!

Thank you, neighbor!

Lisa, David, David and Lucas

Taylor Nickel <taywnickel@gmail.com>

Thu, Mar 28, 2019 at 3:08 PM

To: brittanybepler@gmail.com, Sarah Frese <sefrese@gmail.com>, peterbepler@gmail.com

----- Forwarded message -----

From: **Taylor Nickel** <taywnickel@gmail.com>
Date: Thu, Mar 28, 2019 at 3:06 PM
Subject: Re: proposed addition to 1832 15th St: 1834
To: Lisa Kays <lisa.kays@gmail.com>
Cc: Sarah Nickel <sefrese@gmail.com>

Hi Lisa,

Thank you for following up. We spoke with Britt and Peter, and share their thoughts - both their concerns as well as what they proposed as what they would be willing to accept. Due to the orientation of our houses and that fact that your house is directly south of us, the light in our backyard would be significantly affected due to the addition blocking and delaying direct sunlight by several hours. This, in combination with the second story on the garage (which we are ok with by itself) would almost entirely limit any direct light into our kitchen and master bedroom at midday and in the late afternoon. The backyard is the major reason we bought the house, and blocking - even partially - the sun from our small lawn and gardening area is something we unfortunately cannot support.

For those reasons, as Peter and Britt laid out, we cannot offer our concurrence with the plans as proposed. We, too, understand and respect your wishes to improve your house and hope that we can find a solution that is agreeable for all.

Best,
Taylor

[Quoted text hidden]

From: Lisa Kays <lisa.kays@gmail.com>

Date: March 29, 2019 at 12:19:47 EDT

To: Taylor Nickel <taywnickel@gmail.com>, Sarah Nickel <sefrese@gmail.com>

Cc: David Barth <dbarth@gmail.com>

Subject: Re: proposed addition to 1832 15th St: 1834

Dear Taylor and Sarah,

Thank you for this. This is why we reached out and we appreciate you getting back to us.

Warmly,

Lisa

[Quoted text hidden]
