

December 26, 2019

*via IZIS*

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

**Re: BZA Case No. 20144 – 1832 15<sup>th</sup> Street, NW; Prehearing Submission.**

Dear Members of the Board:

The Applicant of the above-referenced BZA application attended ANC 2B's Zoning, Planning, and Development Committee ("ZPD") meeting on December 4, 2019. At the ZPD meeting, the Committee asked that the Applicant provide a set of updated plans that show more perspectives of the proposed addition as well as new shadow studies that show the difference in shadow from a matter-of-right addition (10 ft.) and the proposed addition (13.25 ft.). Please see enclosed for the requested Updated Plans and Shadow Studies for the above-referenced property.

1. Updated Plans: The Applicant is proposing to construct a three-story addition at the rear of the Building (the "Addition") and a second story addition on top of the existing Accessory Building (the "Accessory Addition") (collectively the "Project"). The Applicant has updated the plans to include an existing partial block plan and context aerial photo to demonstrate the character of the houses along 15<sup>th</sup> Street, NW. The Applicant has also provided side elevations and renderings of the Addition as viewed from both adjacent neighbors. Moreover, the Applicant has included six (6) axonometric views of the block in order to demonstrate what the proposed Project would look like along the rear of the properties on 15<sup>th</sup> Street, NW.

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2. Shadow Studies: The Applicant has provided shadow studies that show the difference in shadow between the existing, proposed, and matter-of-right conditions. The Applicant is proposing to extend the rear wall of the principal Building by thirteen-point-two-five feet (13.25 ft.), which is only three-point-two-five feet (3.25 ft.) more than what is permitted as matter-of-right. Any additional shade from the Project is confined to the rear yard of the neighbor to the north (1834 15<sup>th</sup> Street, NW). As demonstrated by the shade outlined in blue, there is minimal additional shade from the proposed Addition in comparison to what is permitted as matter-of-right.

Sincerely,

*Martin P Sullivan*

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Martin P. Sullivan, Esq.

Cc: Stephen Mordfin, Office of Planning  
[stephen.mordfin@dc.gov](mailto:stephen.mordfin@dc.gov)

ANC 2B  
[2B@anc.dc.gov](mailto:2B@anc.dc.gov)

Daniel Warwick, Chairperson  
[2B02anc.dc.gov](mailto:2B02anc.dc.gov)

Ed Hanlon, SMD  
[2B09@anc.dc.gov](mailto:2B09@anc.dc.gov)

Samantha Mazo  
[smazo@cozen.com](mailto:smazo@cozen.com)