

# BZA Case 20603

## Party Status in Opposition

# Party Status Request / Preliminary Matter

- Marwick Associates would be more significantly, distinctively, or uniquely affected by the proposed zoning action than those of other persons in the general public because they abut the property.
- The requested relief will have a significant and unique impact on Marwick's new residential units.

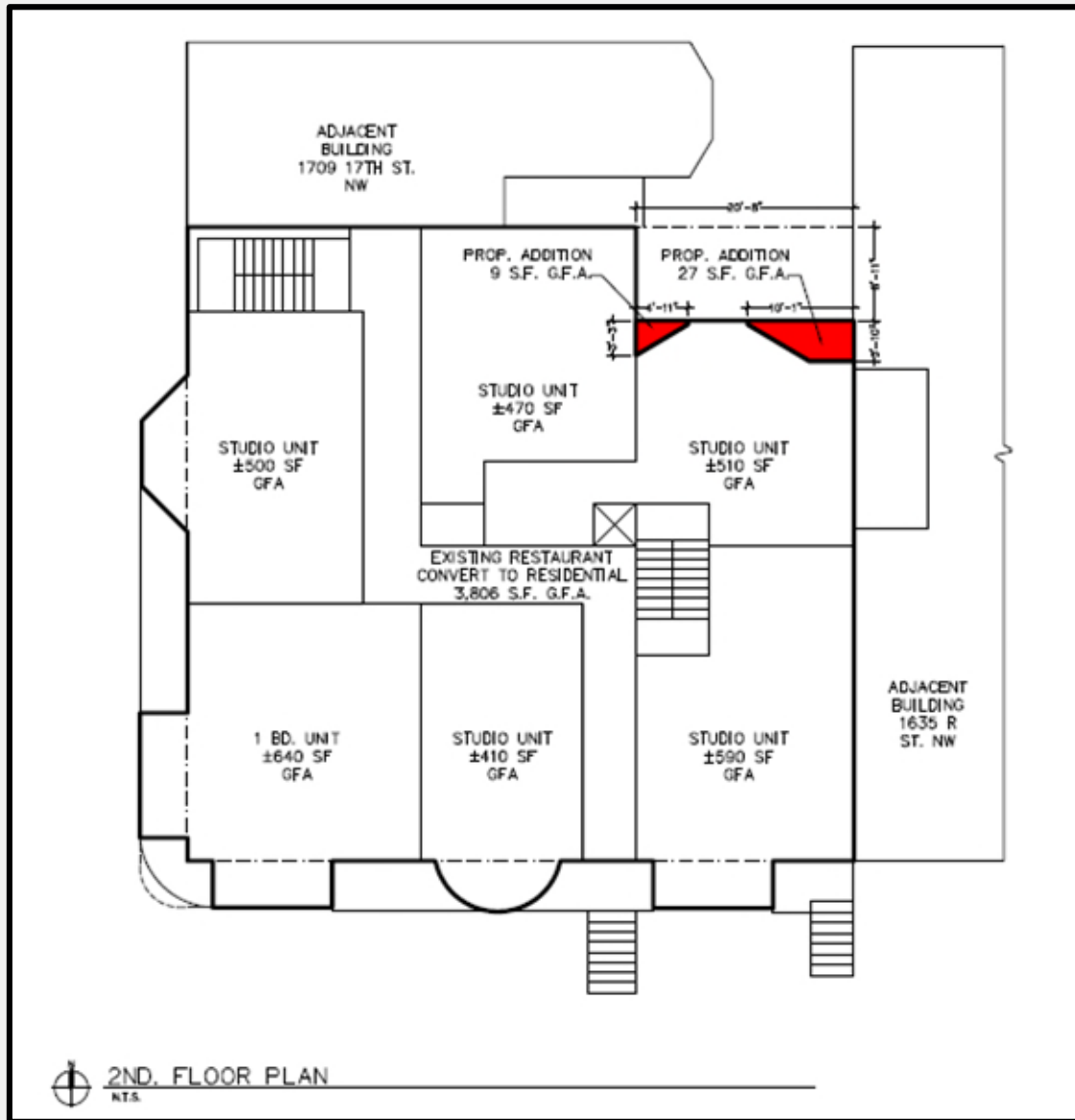
# MARWICK PROPERTY



# Rear of 1637 R St. NW before construction



# BZA approved plans





January 28, 2022

VIA IZIS

Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: BZA Case No. 20603**  
**Letter from Marwick Associates LLC**

Chairperson Hill and Honorable Members of the Board:

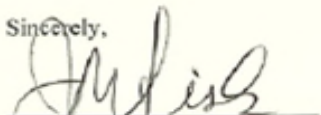
On behalf of Marwick Associates LLC the owner of 1641 and 1637 R Street, N.W. (the "Marwick Property"), the purpose of this letter is to respond to the Applicant's recent filing.

We are grateful to the BZA for granting our BZA case # 20042 and allowing us to transform the historic Marwick Property into a mix use project with three upper floors of new dwelling units. We are still in construction and have not finished. No certificate of occupancy has been issued and no wall check has been finalized. We have reviewed our plans against the existing conditions and are working with our architect, Bonstra Haresign, to file partial demo plans to correct a portion of the rear wall. We will correct any discrepancies and look forward to completing our project in accordance with our BZA approval.

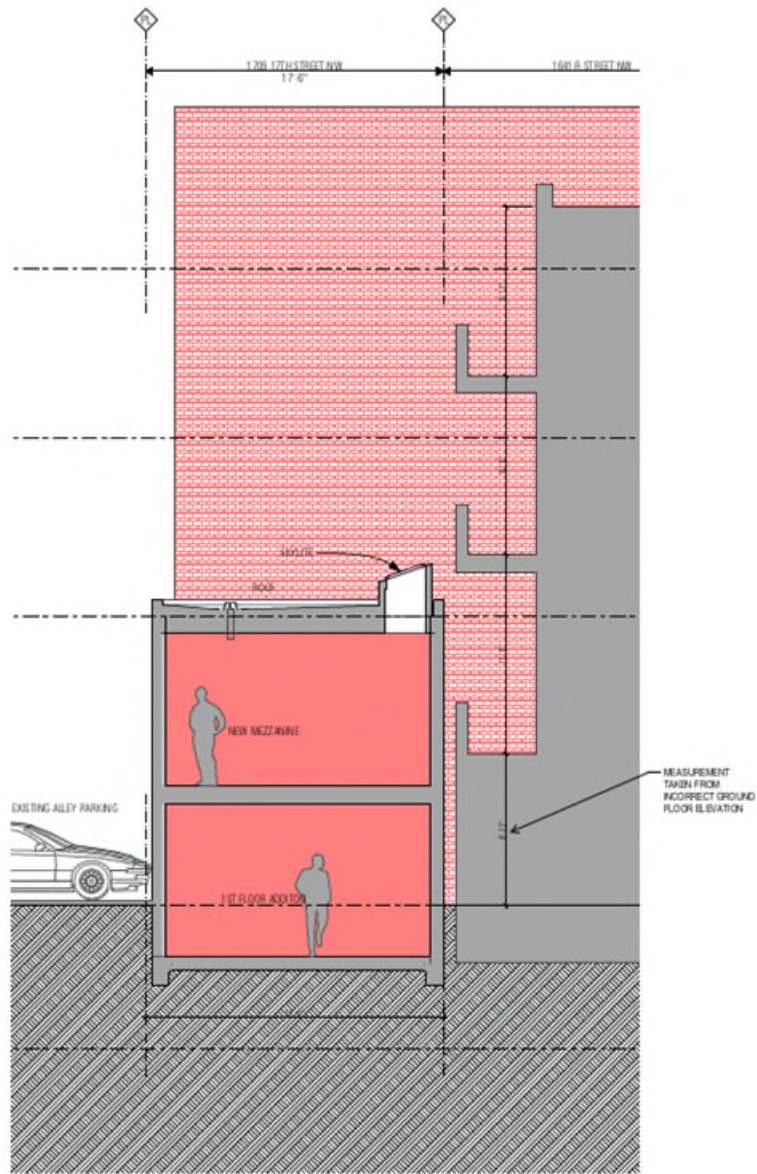
Despite any corrections that need to occur, we maintain that the two-story addition with zero rear yard requested by the Applicant will eliminate the possibility of a north-facing apartment on the second floor, and potentially on the third floor as well, as the north facing windows provide 100% of the light and air to those apartments.

We are happy to compromise as our plans show and look forward to answering any questions the Board has at the upcoming hearing.

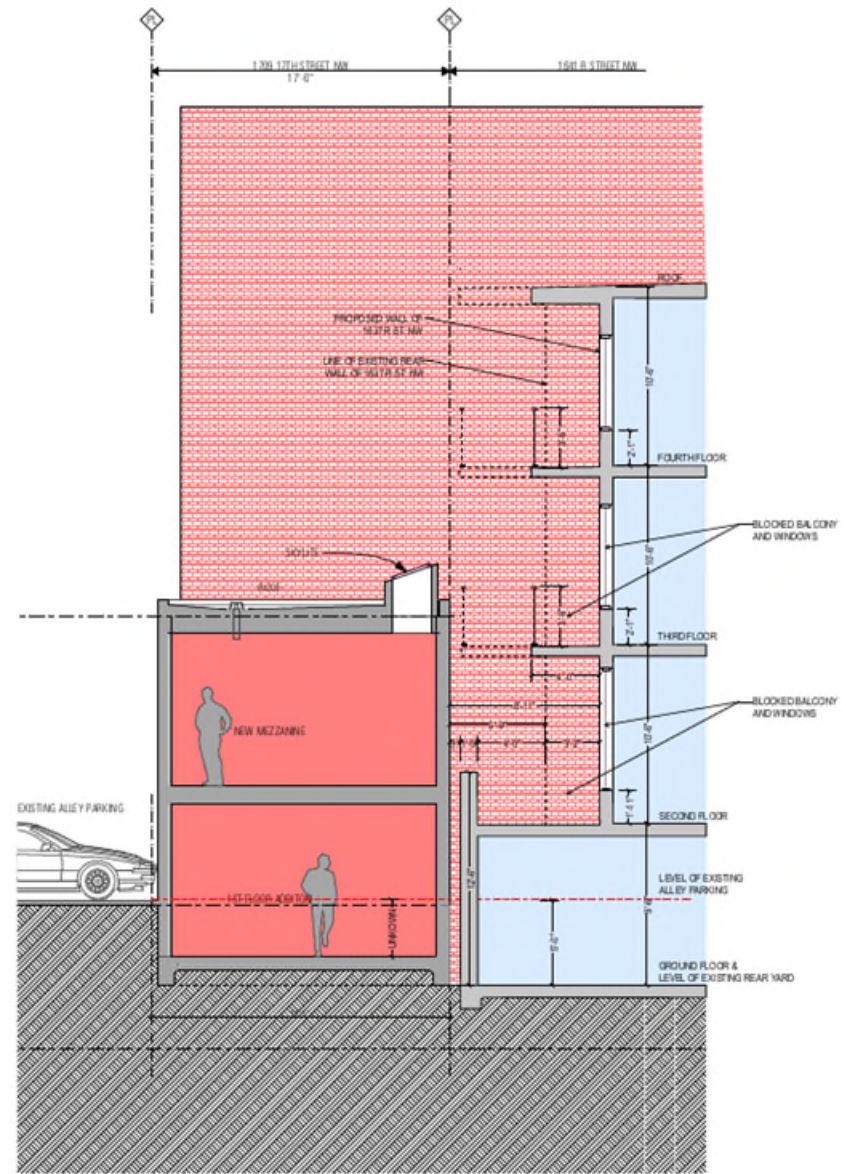
Sincerely,



John Sisk, Marwick Associates



EXCERPT FROM SD-5, EXHIBIT 33



ACTUAL FIELD CONDITIONS W/  
PROPOSED SETBACK OF 1637 R ST. NW

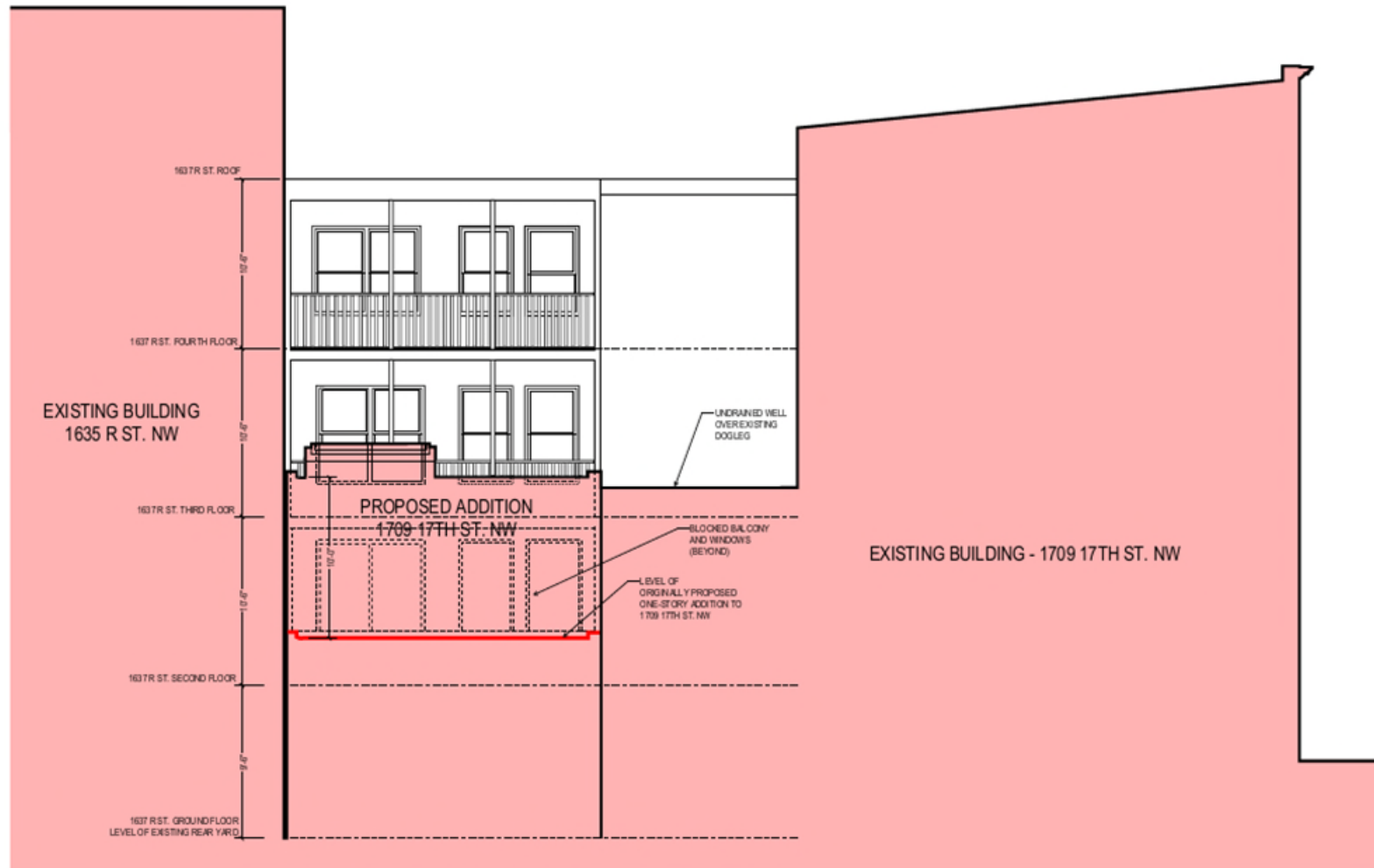
COMPARATIVE BUILDING SECTION

1/4" = 1'-0"



26 January 2022  
© 2022 - Bonstra | Harsign Architects

BZA CASE 20603



EXISTING BUILDING  
1635 R ST. NW

PROPOSED ADDITION

1709 17TH ST. NW

EXISTING BUILDING - 1709 17TH ST. NW

1637 R ST. ROOF  
10'-0"  
1637 R ST. FOURTH FLOOR  
10'-0"  
1637 R ST. THIRD FLOOR  
10'-0"  
1637 R ST. SECOND FLOOR  
10'-0"  
1637 R ST. GROUND FLOOR  
LEVEL OF EXISTING REAR YARD

UNDRANED WELL  
OVEREXISTING  
DOOLEG  
BLOCKED BALCONY  
AND WINDOWS  
(BEYOND)  
LEVEL OF  
ORIGINALLY PROPOSED  
ONE-STORY ADDITION TO  
1709 17TH ST. NW





# Adverse Effect on Neighboring Property

- Rear Addition will block substantially all light and air to new residential units.
- Rear Addition will adversely impact north-facing apartments on 2<sup>nd</sup> and 3<sup>rd</sup> Floor
- Public policy should not support storage space over the adverse impact on new residential units
- If granted – the rear windows will be enclosed on all three sides.