

EXHIBIT “A”

Board of Zoning Adjustment
District of Columbia
CASE NO.21132
EXHIBIT NO.45A

John Patrick Brown, Jr., Esq.
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August 23, 2024

BY ELECTRONIC MAIL

Alexandra M. Wilson, Esq.
Sullivan & Barros, LLP
1155 15th Street, N.W.
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Re: BZA Case No. 21132

Dear Alex,

After reviewing the video and transcript of the BZA hearing on July 31, a couple of issues are clear. First, the BZA would prefer this case to be resolved amongst the parties, and second, your client's primary concern is the privacy of the two bedroom windows facing 1641 R Street. In the spirit of negotiation and to address the privacy concerns, my client is proposing the following additional steps to enhance the reciprocal privacy and security:

1. The second floor balcony will be bricked up and the new wall will be completely behind your client's proposed addition.
2. The balconies on the 3rd and 4th floors will be retained, but made permanently inaccessible with the installation of a fixed window system consisting of fixed picture windows below crank out awning windows at the top. (see attached photo for proposed style and window location). The decorative railings on the balconies will be retained in place to improve the aesthetics and provide additional privacy screening.

The distance between the outer edge of the existing balconies and the windows at 1709 17th Street is approximately six feet. By making the balconies permanently inaccessible it will ensure an additional five feet of distance between the two bedroom windows at 1709 for a total separation of approximately 11 feet. Beyond privacy, this will make both properties more secure from unauthorized access from the other property.

The current shadow study shows that there is not an appreciable increase or significant difference between the as-built condition versus what was originally approved by the BZA. The BZA has already concluded previously that the existing buildings limit the available light and air in the area between the two properties and therefore, we will defer to the board to decide if this presents an undue impact.

Alexandra Wilson, Esq.
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My client looks forward to any feedback or answering any questions Mr. Poozesh or you might have to this proposal to address the concerns that have been raised. Our shared goal should be to reach a mutually agreeable resolution well in advance of the continued BZA hearing, including a condition ensuring that the balconies and fixed windows are permanent.

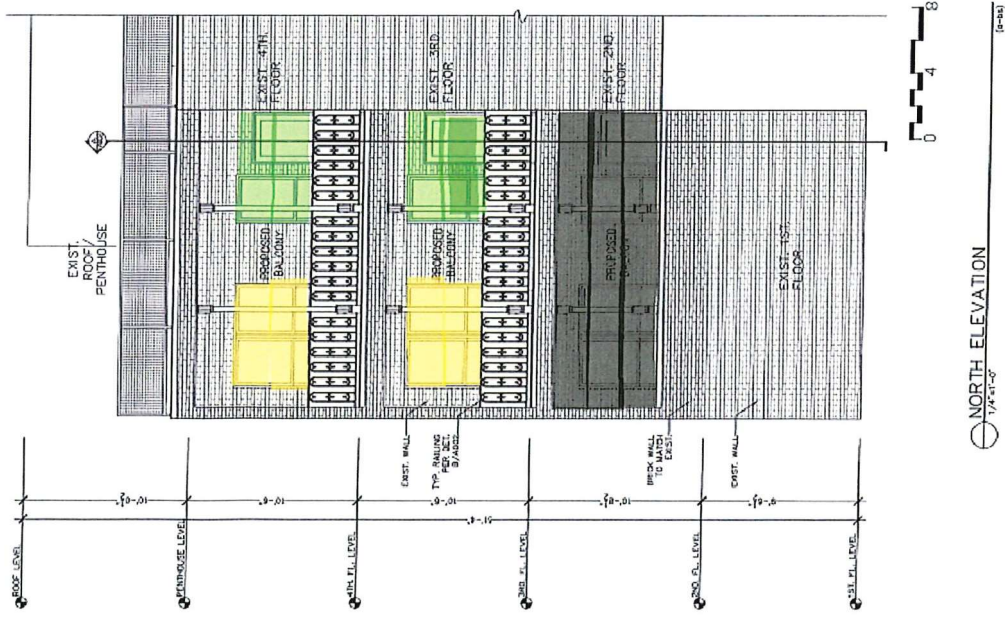
Very truly yours,
GREENSTEIN DELORME & LUCHS, P.C.



John Patrick Brown, Jr.

Enclosures

cc: Martin P. Sullivan, Esq.



North Elevation

Fixed Picture Windows with
Operable Awning Windows Above

Window and Door to be combined
Into window system described above

Wall to be closed in. Brick to Match



Awnings above Picture windows

Awnings above Picture windows with colonial grids