

May 28<sup>th</sup>, 2025

RE:

BZA Case 21237  
1311 6<sup>th</sup> ST NW  
Washington, DC 20001

Board of Zoning Adjustments,

The plans were revised due to two issues that were not able to be resolved throughout the design process and neighborhood outreach.

1. Neither adjacent neighbor allowed us to visit their property and determine their roof structure. This is required when adding a floor over an adjacent roof structure due to the snow loads. The third floor and the roof have been redesigned to reflect what is allowed to be built without the need for snow load calculations. This can be seen on pages seven to eleven. This does not affect the adjacent neighbors light, shadow, or privacy.
2. Due to budget constraints the cellar addition has been removed. The existing cellar will remain in place with only an interior remodel. The previous cellar unit is now a studio on the third floor labeled as Unit D. Unit C has been changed from a three-bedroom unit to a one-bedroom unit. The building's above ground area remains the same therefore causing no additional hardship for light, shadow, or privacy from the original design.

The changes made do not affect the neighboring properties and the intent of the design remain the same as the original application. We are happy to answer any questions regarding this matter.

Sincerely,



Eric F. Teran  
Architect, LEED AP BD+C  
202-569-9620