

September 17, 2025

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Prehearing Statement - BZA Case No. 21326 – 3546 Whitehaven Parkway, NW

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, the following materials are being submitted to the record:

- Revised Plans – In response to the adjoining neighbor concerns, the Applicant has changed the design of the building, significantly pulling back the addition. The chart below shows the changes made, per floor;

Level	Original Application	Revised Application
Cellar	Addition of 27 feet/20 feet past adjoining rear wall/10 feet of relief.	Addition of 23 feet/16 feet past adjoining furthest rear wall/6 feet of relief.
1 st	Addition of 27 feet/20 feet past adjoining rear wall/10 feet of relief.	Addition of 23 feet/16 feet past adjoining furthest rear wall/6 feet of relief.
2 nd	Addition of 23 feet/16 feet past adjoining rear wall/6 feet of relief.	Addition of 23 feet/16 feet past adjoining furthest rear wall/6 feet of relief.
3 rd	Top Floor addition of 47.1 feet/10 feet past adjoining rear wall/Matter of Right length.	Top Floor addition of 46 feet/9 ft. past adjoining furthest rear wall.

- Revised Plat;
- Revised Statement – The Applicant is removing the request for relief from D-5004.1 for Accessory Buildings in a Required Rear Yard. After a review of the case, it has been determined that this rule does not apply in the R-3/GT zone, although due to the revisions here, the distance is more than 20 feet and would comply with this rule. The Applicant is also removing the request for lot occupancy relief. The proposed lot occupancy is now within the matter of right amount of 60%;
- Revised Self-Certification Form;
- Shadow Study;
- Additional Photos Showing the Current Privacy Situation – The photos demonstrate how

the proposed addition will improve the current privacy situation as the existing east and west facing windows will no longer exist; and

- Community Update – We will be attending ANC 2E’s meeting on September 29th.

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.
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CERTIFICATE OF SERVICE

I hereby certify that on September 17, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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