

December 1, 2025

Via Email

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

Re: Supplemental Submission - BZA Case No. 21381 – 1106 3rd Street, NE

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant, the Institute of Caribbean Studies, this supplemental submission provides an update regarding (1) ongoing neighbor outreach; (2) the results of the shadow and impact studies; and (3) the Applicant's response to the request submitted by Mr. Irby.

The shadow and impact studies demonstrate that the proposed Project will result in minimal, if any, adverse effect on surrounding properties. The only property experiencing any measurable change is the residence owned by Ms. Brown, and even that impact is limited in scope and duration. And this change shows the impact from a by right project in terms of building envelope (with residential use). The first-floor nonprofit office use is the only floor required to be set back. No setback is required for the upper two residential floors. Regardless, the impact is minimal.

The Applicant most recently communicated with Ms. Brown on 11/25/25 and continues to engage with her directly. They have also communicated with the other residential owners on this block, including Mr. Irby. Ms. Howie and the development team also met with Margo Ricks on 11/21/25 of Solar Solution - while Ms. Brown receives a credit, Solar Solution owns the panels. The Applicant and team are continuing to communicate with Solar Solution to better understand possible solutions and mediate any changes needed. The Applicant remains committed to resolving her concerns in good faith.

In response to Mr. Irby's request, the Applicant is uploading the full shadow and impact studies to the case record. While the Applicant does not oppose Mr. Irby being a party (either neutral, if possible, or in support), the studies confirm that there is no impact whatsoever on Mr. Irby's property. Accordingly, it is not clear how he meets the criteria for party status in opposition.

While Ms. Brown is likely considered more impacted than the general public, to the Applicant's knowledge, Mr. Irby does not represent Ms. Brown, nor has she requested party status.

We trust that this information assists the Board in its review and demonstrates the Applicant's ongoing commitment to transparency and neighborhood engagement.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on December 1, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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