

January 28, 2026

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Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
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**RE: BZA Case 21392 – Party in Opposition’s Supplemental Statement**

Honorable Members of the Board:

On behalf of Dana Madalon, party in opposition, please find enclosed supplemental information in advance of the Board’s hearing on the subject application. This information further support’s Ms. Madalon’s position that the proposed addition (the “**Project**”) at 1610 32<sup>nd</sup> Street NW (the “**Ellis Property**”) will unduly impact her light, air and privacy of use and enjoyment. Additionally, Ms. Madalon wishes to identify inconsistencies in the Project’s architectural plans that artificially deflate the requested relief.

**I. Renderings**

Ms. Madalon is enclosing “before and after” renderings of the Project from the vantage point of her property at 1614 32<sup>nd</sup> Street NW (the “**Madalon Property**”). See **Exhibit A**. The renderings depict views of the Project from Ms. Madalon’s kitchen window and outdoor patio. To orient the Board, the renderings include images taken from Ms. Madalon’s kitchen and living room showing the placement of the sun in January 2026 (one month after the winter solstice).

The Madalon Property is uniquely situated with the home extending past the rear of the Ellis Property. This positioning allows for southern-facing windows into Ms. Madalon’s kitchen (first floor) and bedroom (second floor). These southern-facing windows are the only windows into the kitchen and bedroom, respectively. The layout of Ms. Madalon’s home also creates a “dog leg” that is approximately nine feet in width between the home and the fence along the shared lot line. The “dog leg” is where Ms. Madalon’s outdoor patio is located. Further, the only light source into Ms. Madalon’s living room is the three doors and skylights that are directly adjacent to the shared lot line.

As reflected in the renderings, the Project will hover over the “dog leg” and create a cavernous effect next to Ms. Madalon’s kitchen, living room and outdoor patio. Currently, Ms. Madalon home enjoys excellent access to sunlight on both the interior and exterior of her home. However, the Project will place a brick wall and approximately 15-foot-tall terrace directly next to her windows and patio. Additionally, the Project’s placement will likely kill the Climbing

Clematis, which requires six hours of sun daily, on the shared fence between the Madalon Property and the Ellis Property.

## **II. Shadow Study**

Ms. Madalon also commissioned her own shadow study to reiterate the Project’s impact to her light. *See **Exhibit B***. Ms. Madalon’s shadow study shows greater impact than the Applicant’s shadow study, which appears to have some inaccuracies. In particular, from late morning through mid-day during the fall, winter and spring, there are significantly larger shadows that cover Ms. Madalon’s kitchen window, patio, living room doors and skylights. Given that the kitchen window and living room doors/skylights are the only sources of light into the rear of Ms. Madalon’s home, the Project will create a substantial undue impact.

## **III. Project Measurements**

The Project yields a larger floorplate than reflected in in the chart on pg. 1 of the applicant’s plan set. *See **Exhibit C***. Based on the dimensions provided in the applicant’s architectural plans, the existing first floor has a footprint of 1,084.55 sq. ft., which is equivalent to a lot occupancy of 59.59%. As a result of the Project, the first floor lot occupancy will increase to 65.42%. Similarly, the existing second level has a larger footprint of 767.21 sq. ft., which is a lot occupancy of 42.15%. After the Project, the second floor will have a lot occupancy of 59.3%.

These figures differ from the Applicant’s stated numbers as follows:

	Plans/Form 135	Actual
Existing First Floor	1,071.3 sq. ft. (58.86%)	1,084.55 sq. ft. (59.59%)
Proposed First Floor	1,179.6 sq. ft. (64.8%)	1,190.7 sq. ft. (65.42%)
Existing Second Floor	749.9 sq. ft. (41.2%)	767.21 sq. ft. (42.15%)
Proposed Second Floor	1,062 sq. ft. (58.3%)	1,079.6 sq. ft. (59.3%)

In addition to ensuring an accurate record and requested relief, it should be noted that there is no meaningful “matter-of-right” addition to the existing first level, as it is already constructed to 59.59% lot occupancy. Likewise, the second level could not be built out beyond the existing floorplate of the first level as a matter-of-right. Any second level addition beyond the existing first level floor plate would exceed the maximum lot occupancy of 60%.

## **IV. ANC 2E**

Finally, it should be noted that ANC 2E considered the subject application at its meeting on January 12, 2026. Both the applicant and Ms. Madalon presented their case to ANC 2E. At the conclusion of the presentations, ANC 2E voted to issue the resolution in the case record at Exhibit 23, which expressly recognizes Ms. Madalon’s concerns as follows: “Clearly there is an adverse and undesirable loss of light to the neighbor to the North. There is also a concern addressed as to the math and calculations related to the exception.”

We appreciate the Board’s attention to this filing and look forward to presenting to the Board on February 11, 2026.

SINCERELY,  
COZEN O'CONNOR

  
Eric J. DeBear

**Certificate of Service**

I hereby certify that on this 28<sup>th</sup> day of January, 2026, a copy of this Cover Letter with attachments was served, via email, as follows:

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