

# Memo:

**Date:** 28 August 2018

**To:** Frederick L. Hill, Chairperson  
District of Columbia Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

**From:** Will Teass, AIA

**Project:** BZA Application 19804  
Addition / Alteration | R18153  
716 Upshur St NW, Washington DC 20011

**CC:** 716 Upshur LLC  
ANC4C  
Stephen Mordfin, OP

Dear Chairperson Hill and Members of the Board:

On 17 May 2018, 716 Upshur LLC (the "Applicant") submitted an application for special exception relief under the residential conversion requirements of Subtitle U § 320.2, to construct a three-story rear addition and convert the existing principal dwelling unit to a three-unit apartment house in the RF-1 Zone at premises 716 Upshur Street NW (Square 3135, Lot 91). The Project is located midblock on Upshur Street NW between 7th Street NW and 8th Street NW.

The Applicant hereby submits this pre-hearing statement

- (i) To update the Board on the status of the Applicant's outreach to neighboring property owners and the broader community; and
- (ii) To provide revised drawings that revise the depth of the rear addition, as well as illustrate the proposed third floor addition.

## Community Outreach

The Applicant has received letters of support and/or no objection from the immediate neighbor to the West, as well as other neighbors in the surrounding area, including those across the alley. These letters have been filed as Exhibits 27 thru 33. In addition, the Applicant made an initial presentation at the August meeting of ANC4C and will be returning to the September meeting of the ANC4C to seek a resolution of support.

## Drawing Revisions

The Applicant has revised the application with regard to the depth of the proposed rear addition. In the initial application (filed on 17 May 2018 and titled Exhibit 8), the proposed depth of the rear addition is 23.17'. After careful consideration, the Applicant extended the building an additional 3.0' feet, for a total depth of 26.17' to improve the quality of the unit layouts. The revised drawings were

shared with the neighbors and presented at the August ANC meeting. An updated drawing set has been uploaded as a separate exhibit.

In addition, the ANC requested exterior views from the street to provide graphic evidence of the proposed third floor addition. These additional views are illustrated on pages 12 + 13 of the revised drawings exhibit. The portion of the upper level addition conforms to the zoning requirements, including the regulations pertaining to the preservation of rooftop architectural rooftop features, and the Applicant is not seeking additional relief. No other drawing changes were made.

We believe that the application is complete, and we look forward to discussing this matter with the Board at its public hearing. If you have any questions, please do not hesitate to contact the undersigned at (202) 683-6260. Thank you for your attention to this application.