

October 26, 2018

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Post-Hearing Materials; Application No. 19821.

Dear Members of the Board:

As requested by the Board at the hearing on October 24, 2018, enclosed are the following materials:

1. Updated Plan Set- The Board was concerned about the slope of the proposed roof and issues with draining. The updated set shows a downward slope and a down spout. The architect has confirmed that when requesting information about roof drainage, this level of detail is sufficient for DCRA. The updated plans should alleviate any concerns regarding the plans from BZA matching the plans submitted to DCRA.
2. Neighbor Agreement- Subtitle U § 320.2(g) states: Any addition, including a roof structure or penthouse, shall not significantly interfere with the operation of an existing solar energy system of at least 2kW on an adjacent property unless agreed to by the owner of the adjacent solar energy system. The adjacent neighbor has signed an agreement to this effect.
3. Solar Studies- The Applicant is also providing solar studies to demonstrate the impact of the addition on the roof of the adjacent property owner to the east, who has solar panels. The adjacent neighbor hired a company to do the study for her and the Applicant paid for the study. Although the proposed building footprint is permitted as a matter-of-right, the Applicant made a significant effort to come to an agreement with the adjacent neighbor as the addition would have some impact her solar panels. The submitted neighbor agreement is the result of that effort.

Thank you for considering this request.

Sincerely,

Board of Zoning Adjustment
District of Columbia
CASE NO.19821

EXHIBIT NO.44
www.sullivanbarros.com

Martin P Sullivan
Martin P. Sullivan