

September 11, 2018

Board of Zoning Adjustment  
441 4th Street NW  
Suite 2105  
Washington, DC 20001

**Re: BZA Application No. 19824 of 1347 G St SE L.L.C. – 1347 G Street, SE**

Dear Member of the Board

My name is Mara Gassmann, and I am the owner of 1343 G Street, SE which is located two doors down from 1347 G Street, SE. Some fellow neighbors and I have recently met with Sam and Matt Medvene, the new owners of 1347 G Street, SE. They have explained to us that they plan to add a 3<sup>rd</sup> floor to the building, excavate the basement, and offer the residence as two separate units. I understand that in order to complete an addition on the 3<sup>rd</sup> floor that follows the same footprint as the 1<sup>st</sup> and 2<sup>nd</sup> floors, they will need special exception relief from the BZA. I'm aware that the addition will go past the height of the neighboring houses.

After conferring with Sam and Matt Medvene on potential schematics for the design, including early ones the neighbors did not believe were architecturally consistent with the neighborhood, I have come to believe the current proposed addition to be presented to the ANC this evening is sufficiently modest and that it will not unduly impact my light and air, or privacy. A significant portion of our discussions with the Medvenes have focused on the materials to be used for the addition. For example, during a productive in-person meeting on Saturday, September 8, they committed to working with the neighbors throughout the construction process to select high-quality materials that both reflect the renderings circulated to the neighbors on Monday, September 10 (and to be submitted to the ANC on Tuesday, September 11) and honor our interest in architectural quality and integrity on our presently pop-up free street. Specifically, we understand they share our goal to achieve a final product that blends into the neighborhood, which is particularly important given that this property sits directly in the middle of our block.

Their commitment to working with us on both the renderings and the materials selected is a material reason we as neighbors are supporting their project. Over the last couple weeks, the Medvenes have been helpful in answering the neighbors' questions and engaging with our concerns. Based on the aforementioned representations made by them on Saturday, September 8, and renderings dated September 10, I do not believe that the project will have a significant negative impact on my property or the neighborhood. I therefore consent to moving forward with the special exception relief, provided the owners of the property continue to engage the neighborhood as the property is developed, including, but not limited to:

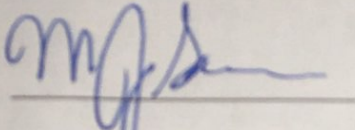
- selection of materials for the exterior of the building and property
- any additional design features not included in current renderings

DMEAST #35433758 v1

- any construction related disturbances that may impact the neighborhood
- any potential construction related impact to adjacent properties

Thank you for your time and consideration.

Sincerely,

 9/11/18

Mara Gassmann, owner, 1343 G Street, SE

cc: ANC