

September 14, 2018

via IZIS

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

**Re: Prehearing Materials; BZA Case No. 19824**

Dear Members of the Board:

The Applicant has enclosed the following prehearing materials:

1. Updated Plans and Renderings- In discussions with the Office of Planning, it was noted that the original roof plan showed railings which did not meet the setback requirements. The Applicant has updated the plans to include parapets instead of railings; parapet walls do not need to be setback. The third story façade has also been updated based on feedback from the surrounding neighbors and the ANC. The neighbors and the ANC prefer the Applicant maintain the existing window pattern on the third story as well. The ANC reviewed the façade changes at its September meeting and voted to support the Application. Many of the surrounding neighbors are also in support of the Application as evidenced by the letters submitted to the record.
2. Letter from Structural Engineer- The Office of Planning also requested that the Applicant provide a stronger variance argument regarding the structural issues the Applicant would face if the Zoning Regulations were strictly applied. The Applicant has provided a letter from Charles R. Chalfant, a structural engineer licensed in the District of Columbia. As the letter explains in more detail, providing a smaller third-story addition would require an additional beam under the third-floor wall to carry the roof load and would also require the Applicant to provide columns down to the foundation. The additional work would result in significant additional engineering and construction costs.
3. Motion to File Past the Deadline- The Applicant is also including a motion to file past the 21-day filing deadline. The Applicant updated the renderings based on neighbor feedback but was waiting to finalize the revised floor plans and elevations until after the ANC meeting on September 11, 2018. Once the ANC voted to support the Application and design changes, the architect immediately worked on creating a final set of plans, but as the deadline to file was only a day after the ANC meeting, the architect needed additional time to complete the plans.

Sincerely,

*Martin P Sullivan*

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Martin P. Sullivan, Esq.  
Sullivan & Barros, LLP  
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