

October 16, 2019

via IZIS

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

Re: BZA Case No. 20138 – 1436 S Street, NW; Prehearing Submission.

Dear Members of the Board:

Enclosed are shadow studies and a revised set of plans. The only change to the plans is in the swing of the “pass door” into the garage. It was originally designed to swing out but has since been changed to swing inward per DDOT comments.

The shadow studies demonstrate that the addition to the accessory structure will not substantially adversely affect the use of enjoyment of neighboring properties by unduly impacting the light and air available to neighboring properties. During the winter, there is no change in light and air available to neighboring properties as the rear yards are heavily shaded by taller buildings across the alley. During the fall, spring, and summer, the only additional shading in the morning is on the roof of the garage at the rear of 1438 S Street and that shading is gone by noon. During the afternoon, the only additional shading is on the rear yard and parking space of 1434 S Street, NW.

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.

*Cc: Elisa Vitale, Office of Planning
ANC 2F*

Board of Zoning Adjustment
District of Columbia
CASE NO.20138