



Statement of Objections to 1832 15th Street NW Renovation Project

7 messages

Britt Bepler <brittanybepler@gmail.com>

Sun, May 5, 2019 at 7:37 PM

To: historic.preservation@dc.gov, planning@dc.gov

Cc: Ed Hanlon <2B09@anc.dc.gov>

Bcc: Taylor Nickel <taywnickel@gmail.com>, Taylor Nickel <Taylor.nitech@gmail.com>, Sarah Frese <Sefrese@gmail.com>, John Burke <johnwashingtondc@icloud.com>, RICK MALDONADO <rickwash@icloud.com>, "rickwashingtondc@aol.com" <rickwashingtondc@aol.com>

Dear Historic Preservation Review Board (HPRB) and Historic Preservation Office (HPO),

Ahead of the May 23rd HPRB hearing, we'd like to formally submit our statement for your review and consideration that voices our concerns and strong objections to the proposed renovation project at 1832 15th Street NW that requires a special variance and special exception.

While we welcome and appreciate any and all attempts at compromise, we fail to see how the most recent proposals for the renovation project at 1832 15th Street NW address our original concerns - to put it bluntly - about the undeniable impact their proposed major addition would have on the enjoyment, noise, light and airflow to our backyard, and living space.

As mentioned previously in writing to our neighbors, and in person at two ANC Historic Preservation meetings, we empathize with our neighbors' desire to expand their home, but not at the expense of the (negative) impact to our own property, which we purchased in 2011, three years before they bought their home.

That is why we previously took the time to consider a reasonable compromise and offered what we believed to be a fair one, which we've restated here for mutual clarity and convenience:

- **Garage:** We endorse their proposed plans to remodel their garage to include a second story. With that said, we don't quite understand why they would need a full bathroom, and kitchenette if this is simply to be used as a den or small office space. This addition alone already impacts the noise, enjoyment, privacy, light, and airflow of our backyard, which we're willing to accept.
- **Basement Level/1st Story:** We endorse their proposed plans to build an addition to the basement level/1st story. This should resolve their desire for an extra bedroom and bathroom (this would give them ultimately a total of 4 bedrooms and 4 bathrooms) to accommodate their family of 2 children and 1 couple. As you can see in their [Redfin](#) home overview, they already have 3 bedrooms and 3 bathrooms in their current setup. Our compromise gets them to their preferred 4th bedroom/bathroom configuration. This addition also impacts the noise, enjoyment, privacy, light, and airflow of our backyard, which we're willing to accept.
 - We would be fine with a deck on top of the additional basement level/1st story addition.
- **First (Main) Level/2nd Story:** We **do not endorse** their proposed plans to build an addition to the first (main) level/2nd story due to the significant and undeniable impact it will have on the noise, enjoyment, privacy, light and airflow to our backyard; which we are vehemently opposed to and unwilling to accept.
- **Second Level/3rd Story:** We **do not endorse** their proposed plans to build an addition to the second level/3rd story due to the significant and undeniable impact it will have on the noise, enjoyment, privacy, light and airflow to our backyard; which we are vehemently opposed to and unwilling to accept.
- **Third Level/4th Story:** This has not been proposed by them, but we would be fine with an additional story on the very top of their home, which would give them a 4th floor (top level) addition.

Hopefully this clears up any confusion about what we are willing or unwilling to endorse as it relates to their proposed addition. When we bought our historic row home, we knew it was not meant to be a house that could accommodate a large family, likely larger than 4 people (these are single family homes), and by living in a historic neighborhood, one has to make some compromises to preserve the integrity of the neighborhood's historic aspect intact; this is implicit when homeowners buy their property, and not a matter of right.

It also seems that they are unwilling to make any real compromises, or take the above historic aspect into consideration. They seem to continuously push through (by any means necessary) *only their desires* and not take into consideration the significant impact on their neighbors' properties. As you can see, we have tried our best to be accommodating, reasonable, flexible and respectful. Our neighbors at 1832 15th Street NW have yet to directly address any of our "meet in the middle" compromises above, but rather stated they would paint the house a light color and use certain materials -

Board of Zoning Adjustment
District of Columbia
CASE NO. 2014
ertain materials

neither of which we have ever expressed an interest in, nor stated any objections to (this also does nothing to directly address our concerns above).

Finally, we want to inform you that we are prepared to voice our concerns and objections with the zoning board when the time comes, and consult private legal counsel if necessary.

Kind Regards,

Britt & Peter Bepler
1830 15th Street NW
Washington, DC 20009

Britt Bepler <brittanybepler@gmail.com>
To: Peter Bepler <peterbepler@gmail.com>

Sun, May 5, 2019 at 7:38 PM

Thanks,

Britt
[Quoted text hidden]

Jackson, Julianna (OP) <julianna.jackson@dc.gov>
To: Britt Bepler <brittanybepler@gmail.com>
Cc: "Hanlon, Ed (SMD 2B09)" <2B09@anc.dc.gov>

Mon, May 6, 2019 at 10:36 AM

Hello Britt and Peter,

Thank you for your email. I have filed your submission and it will be shared with all Historic Preservation Review Board (HPRB) members.

Best,

Julianna



Julianna Jackson • Staff Assistant

DC Office of Planning

1100 4th Street SW, Suite E650 • Washington, DC 20024

202.442.7631

julianna.jackson@dc.gov

planning.dc.gov

From: Britt Bepler <brittanybepler@gmail.com>
Sent: Sunday, May 05, 2019 7:38 PM
To: ATD OP HP <historic.preservation@dc.gov>; Planning <Planning@dc.gov>
Cc: Hanlon, Ed (SMD 2B09) <2B09@anc.dc.gov>
Subject: Statement of Objections to 1832 15th Street NW Renovation Project

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

[Quoted text hidden]

May is National Foster Care Awareness Month. Put your positive parenting super powers to work for a District child or youth in need of foster care. Contact [DC Child & Family Services Agency](#), 202-671-LOVE (5683).

Britt Bepler <brittanybepler@gmail.com>
To: "Jackson, Julianna (OP)" <julianna.jackson@dc.gov>
Cc: "Hanlon, Ed (SMD 2B09)" <2B09@anc.dc.gov>, Peter Bepler <peterbepler@gmail.com>

Mon, May 6, 2019 at 11:33 AM

Thank you so much, we appreciate it!

Best,

Britt

[Quoted text hidden]

Britt Bepler <brittanybepler@gmail.com>
To: Imania.Price@dc.gov
Cc: "Jackson, Julianna (OP)" <julianna.jackson@dc.gov>, Peter Bepler <peterbepler@gmail.com>, Taylor Nickel <Taylor.nitech@gmail.com>, Edward Hanlon <ed.hanlon.3@gmail.com>, Ed Hanlon <2B09@anc.dc.gov>, Sarah Frese <Sefrese@gmail.com>

Wed, May 22, 2019 at 12:35 PM

Hi Imania,

Please find below the statement of objections to 1832's renovation project. We sent this to Julianna (who is also CC'd) on May 5th. We are also attaching the professional sun study we commissioned to show the drastic effects on 1830's and 1834's property.

Thanks,

Britt

[Quoted text hidden]

2 attachments

 **Gmail - Statement of Objections to 1832 15th Street NW Renovation Project.pdf**
98K

 **SUN STUDY 0522.pdf**
5796K

Jackson, Julianna (OP) <julianna.jackson@dc.gov>
To: Britt Bepler <brittanybepler@gmail.com>, "Price, Imania (OP)" <Imania.Price@dc.gov>
Cc: Peter Bepler <peterbepler@gmail.com>, Taylor Nickel <Taylor.nitech@gmail.com>, Edward Hanlon <ed.hanlon.3@gmail.com>, "Hanlon, Ed (SMD 2B09)" <2B09@anc.dc.gov>, Sarah Frese <Sefrese@gmail.com>

Wed, May 22, 2019 at 12:52 PM

Britt,

Confirming receipt of your 5/5 letter. I have also saved the attached sun study for forwarding to the Board.

Best,

Julianna

[Quoted text hidden]

Britt Bepler <brittanybepler@gmail.com>

Wed, May 22, 2019 at 12:59 PM

To: "Jackson, Julianna (OP)" <julianna.jackson@dc.gov>

Cc: "Price, Imania (OP)" <Imania.Price@dc.gov>, Peter Bepler <peterbepler@gmail.com>, Taylor Nickel <Taylor.nitech@gmail.com>, Edward Hanlon <ed.hanlon.3@gmail.com>, "Hanlon, Ed (SMD 2B09)" <2B09@anc.dc.gov>, Sarah Frese <Sefrese@gmail.com>

Many thanks!

Best,

Britt

[Quoted text hidden]