

April 26, 2021

Via IZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: BZA Case No. 20412 - Application of 1515 Wisconsin Avenue, LLC

Dear Members of the Board:

On behalf of opposition parties Matthew Bottelson, Michael Lechliter, Nicole Vikan, and Tarleton Watkins and Iain Dimond (collectively, the “Opposition Parties”), please consider this response to Applicant’s letter of April 22, 2021. Without prejudice to the Opposition Parties’ objections to Applicant’s request for a special exception, we have the following comments on its letter regarding a Construction Management Agreement (“CMA”).

First, we appreciate Applicant’s commitment to work with the Opposition Parties in the drafting of a CMA. We would like to learn on what timeframe Applicant (1) proposes to commence construction, (2) anticipates the construction to last, and (3) proposes to circulate a draft CMA in advance of any construction activities, such that there is time for a meaningful dialogue. We also would like Applicant to propose more reasonable alternatives to a 7am to 7pm daily construction schedule given that any such construction would take place immediately adjacent to our residential properties.

Second, Applicant states that it will use its “best efforts to ensure that all its contractors and subcontractors will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety.” We would like to learn what those “best efforts” will consist of, and what the Applicant plans to do to the extent its contractors and/or subcontractors violate DC Regulations.

Third, Applicant states that “a minimum amount of lighting, directed inward toward the Property, will be provided at night.” We would appreciate details and specifics on what Applicant means by “a minimum amount of lighting.”

Fourth, Applicant states that “Dust and debris will be removed from the Subject Property on an as needed basis.” We would appreciate details and specifics on what Applicant believes is a “needed basis” and as to how such dust and debris will be removed.

Fifth, Applicant states that it “will undertake a program of pest control program during the construction period.” We would appreciate details and specifics as to what the pest control program will consist of during construction.

Sixth, we request that Applicant provide the full contact details for Mr. Santati, who is identified in Applicant’s letter. Moreover, Applicant states that Mr. Santati “will be accessible during all business hours.” By business hours, Applicant should clarify that such hours include all construction hours.

To the extent the special exception is granted, we look forward to working with Applicant on the formation and implementation of the CMA. In the meantime, we request that Applicant provide more details on the issues outlined above.

Respectfully Submitted,

/s Matthew Bottelson

Matthew Bottelson

/s Michael Lechliter

Michael Lechliter

/s Nicole Vikan

Nicole Vikan

/s Tarleton Watkins and Iain Dimond

Tarleton Watkins and Iain Dimond