

May 12, 2021

Via IZIS

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

Re: Post-hearing Submission - BZA Case No. 20437 – 1819 A Street, SE

Dear Members of the Board:

On behalf of the Applicant, we submit this supplemental submission addressing the Board's stated concerns, including addressing the point that the building, with the proposed addition, does not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage. The Applicant has taken several significant actions to further its argument on this point, as described herein.

1) Withdrawal of a Request for Relief.

The Zoning Administrator has confirmed to the Applicant that the third-floor addition is not required to be set back from the front roof edge. The Applicant is therefore withdrawing its request for special exception relief from the architectural element restrictions of Section E-206.1. An email from the Zoning Administrator confirming this has been included with this submission (see **Exhibit A**). The enclosed Self-Certification has been updated accordingly to reflect the removal of this relief (see **Exhibit B**).

2) Revised Design.

The roof deck has been revised to be setback 4 ft. from the front façade. The Applicant has also revised the roof deck to have a railing at the front of the building, instead of a parapet wall, to

lighten the appearance of the massing and ensure that it does not substantially visually intrude on the character, pattern, and scale of the surrounding buildings. To address the Board's concerns with the original design, the Applicant has added a third window to the front of the 3rd story and has changed the cladding to Hardie plank. The updated plans reflect these changes (see **Exhibit C**). The Applicant has included photographs of buildings within 0.25 miles of the Subject Property that do not have a front setback to demonstrate that the proposed building does not substantially visually intrude upon the character, scale, and pattern of houses as viewed from the street (see **Exhibit D**).

Respectfully Submitted,

Martin P Sullivan

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

CERTIFICATE OF SERVICE

I hereby certify that on May 12, 2021, an electronic copy of this Post-hearing Submission was served on the following on behalf of the Applicant, Datis Properties LLC.

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Respectfully Submitted,

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