

**DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application of	:	
Nicholas and Valerie Alten	:	
For a Special Exception to	:	
Increase the building area	:	Case No. 20661
Of a two-story garage/ADU	:	
in the R-1-B zone at 4511	:	Hearing Date: April 6, 2022
Chesapeake St. N.W.	:	

**PREHEARING STATEMENT OF
PROSPECTIVE PARTY
ALFRED R. BARR AND SARAH HORSEY**

Prospective party Alfred R. Barr and Sarah Horsey, husband and wife property owners who live confronting the subject property across a public alley, through undersigned counsel, submit this Prehearing Statement to briefly update their party status application, to be acted upon at the public meeting in advance of the hearing in this case, on April 6, 2022.

Witnesses and Summary of Testimony

As stated in the party status request, the witnesses will be Sarah Horsey and Katherine Mitchell. Mr. Barr will be available as necessary, but is not planning to testify. The party status request includes summaries of the witnesses' testimony. I note in addition that (a) Katherine Mitchell has provided written testimony in the form of a letter, Ex.56, which she will summarize during the hearing and be available for questioning; and (b) Sarah Horsey's opposition statement provided to ANC3E is included in the record (Ex.55). She will add further detail in her testimony, expanding on the points made to ANC3E, and be available for questioning. Undersigned counsel will present legal argument for why the requested special exception (a) even if granted, is insufficient relief to entitle the Altens to proceed with their planned construction; and (b) should be denied wholly apart from the insufficiency claim. No expert witnesses are expected to be called.

Exhibits

The prospective parties will refer primarily to other exhibits in the record. They will also rely on the attached exhibit, a copy of the Home Occupation Permit currently held by Nicholas Alten. At the hearing undersigned counsel will demonstrate the relevance of this Home Occupation Permit to the merits of the special exception application before the Board.

Presentation Time

The prospective parties continue to estimate that they can present their case, exclusive of questions asked by the Board or opposing counsel, in under 30 minutes.

Respectfully submitted,



Knopf & Brown
David W. Brown
Counsel for the Barrs
503 Woodland Terrace
Alexandria, VA 22302
(301) 335-5646

March 30, 2022

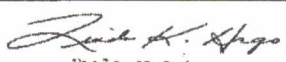
Department of Consumer and Regulatory Affairs
 Permit Center
 941 North Capitol Street NE room 2100
 Washington DC 20002

HOP

HOME OCCUPATION PERMIT

PERMIT NO.
 HOP 155455

DATE: 11/5/2007

ISSUED DATE: Nov - 5 - 2007		BZA NO.	EXPIRATION DATE: NONE	
ADDRESS OF HOME OCCUPATION: 4511 CHESAPEAKE ST NW			PREMISES OCCUPIED BY: OWNER	
NAME OF RESIDENT: NICHOLAS ANDREW ALTEN	BUSINESS STRUCTURE: Limited liability Corporation		PRCLID : 1570 (square) -0000- 0030 (lot)	WARD : 3 ZONE : R1B
TYPE OF BUSINESS: HOME IMPROVEMENT CONTRACTOR(OFFICE USE ONLY)			NAME OF BUSINESS: BETTER SPACE, LLC	
CONDITION OF PERMIT:			PERMITTED USE:	BUSINESS HRS: 9:00am TO 5:00pm
<p>This permit shall be conspicuously posted on the above premises at all times. It is valid indefinitely, unless an expiration date is stated only for purposes indicated above, and is not transferable to another person or premises under any conditions. Any change in type of business, ownership of business, or part of the premises used thereof, will render this permit void and a new permit must be obtained.</p>				FEE : APPL: \$33.00 PMT: \$33.00
Director  Linda K. Argo	PERMIT CLERK: LORIE DIXON			