

03 April 2022

D.C. Board of Zoning Adjustment  
441 4th St NW, Suite 210S  
Washington, DC 20001

Re: Explanation of revised drawing submittal concerning BZA case 20661 – Application for Special Exception Relief for 4511 Chesapeake Street NW (Square 1491, Lot 0041)

Dear Members of the Board:

Please find a revision to the proposed drawings for the ADU/Garage submittal for BZA Case No. 20661. This revision is based upon positive conversations with my only abutting neighbor at 4515 Chesapeake Street, NW. The owners – Ali and Lani Alichí – support this revised plan, and are expected to submit a letter to that effect upon the submission of this revision. The revised plan was a collaborative effort to work toward an agreement with the neighbor who would potentially be the most affected by the new garage. The revised plans were shared on April 1, 2022, with all neighbors within 200 feet of our property, including Sarah Horsey and Al Barr, who have requested party status in opposition. A copy was also sent to Advisory Neighborhood Commission 3E.

The scope of the proposed changes are as follows:

1. The first floor of the garage has been reduced from 660 square feet to 600 square feet and shifted east two additional feet to ten feet away from the Alichí property at 4515 Chesapeake Street.
2. The stairs to the second floor accessory dwelling unit have been relocated to the exterior of the west side of the building, with the following specifications:
  - (a) The material will be wrought iron.
  - (b) They will be accessible from the north side of the property through a gate
3. The second floor has been reduced to 480 square feet and is set back 14 feet from the Alichí property line .
4. A pergola has been added to the east side over the exterior parking space.
  - (a) There will be planters around the perimeter of the pergola, in addition to ground level plantings, that will accelerate the green coverage on the east side, as well as a portion of the north and south areas of the new garage structure.
  - (b) This two-level green screen will allow a fuller buffer in a shorter time than just plantings at ground level. This feature is designed specifically to screen views from 4508 45<sup>th</sup> Street, N.W., which would have views of the east side of the garage.
5. There are two planters on the south and west side of the garage to increase the privacy for the Alichí family at 4515 Chesapeake St.
6. There is a planter on the northwest corner to add privacy for the northern neighbors and the second floor accessory dwelling unit.
7. There will be additional planting and fencing along the Alichí/Alten (west) property line, which will be coordinated between the two neighbors at the time of construction to ensure viability of the plants.
8. The apron of the garage and the parking spot will be pervious paving as discussed in the ANC meeting. The tentative plan is a cobblestone/paver.

We are delighted that we were able to address the concerns raised by the Alichy family and are very grateful for their efforts and their support. We believe the design has improved significantly with their input and also benefits other immediate neighbors. We hope the Board of Zoning Adjustment would find these changes to be positive and act favorably on our application.

Sincerely,



Valerie Alten



Nicholas Alten

cc: via email:

Sarah Horsey and Al Barr

David Brown (Sarah Horsey and Al Barr's attorney)

Ali Alichy

Linda Hughes

Carolyn Brown

Elisa Vitale

3EANC – general email address

3EANC Representative Amy Hall