

BZA Neighbor Response Letter

Date: April 26, 2022

Project Name: 2021-11 / 1937 2nd St NE

Subject: BZA Application 20685 / Proposed six-unit multi-family development at 1933 2nd St NE

Total # of Pages: 1

Board of Zoning Adjustment,

I am writing this letter on behalf of the Truesdell Condominium Unit Owners' Association (Truesdell HOA), consisting of 5-unit owners directly adjacent to 1933 2nd St NE, to formally state they are in **opposition** of the current design as submitted. Specifically the Truesdell HOA has concern to the relief request of Subtitle E 205.4 based on sun studies provided by the Architect of Record, Mr. R. Michael Cross, NCARB, LEED AP. It is believed the light, air, and views to the south are hindered per Subtitle E 5201 and are contrary to the Burden of Proof stating they will not be hindered.

The Truesdell HOA met with Mr. R. Michael Cross, NCARB, LEED AP on April 25, 2022 where he presented the current design of the project. Ways to alter the design and ensure the light, air, and views were not adversely affected were also discussed, but not agreed upon due to the need to discuss with the property owner of 1933 2nd St NE after the project was presented to the ANC 5E on April 19, 2022. We are attempting to understand whether or not the ANC 5E has provided support for the BZA case as no formal notification to the Truesdell HOA was provided noting it would be placed on the April 19 meeting agenda.

As a result of the lack of support, we request additional time for discussions with the neighboring property owner and architect prior to the Board's formal approval at the scheduled May 11, 2022 hearing. The additional time will be used to navigate any potential offering of support and any design alterations.

Respectfully,



Mark Freeman, AIA
Architectural License #101947

CC: ANC 5E, Office of Planning, Board of Zoning Adjustment, R. Michael Cross, NCARB, LEED AP