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July 29, 2011

Board of Zoning Adjustment
Of the District of Columbia

Ladies and Gentlemen,

I would like to request a special exception under "223 Zoning Relief for Additions to One-Family Dwellings or Flats (R-1) and for new or enlarged accessory structures."

I would like to build a two story addition to my house. The existing house footprint is 620 square feet, occupying 19.8% of the 25' wide x 125' deep lot. The proposed new addition would add 421 square feet, occupying 33.3% of the lot.

I would like relief from 401.3, requiring a 50' wide lot; my lot is only 25' wide.

I would also like relief from 405.9 requiring two side yards of 8' each in zone R-1-B. My c. 1930 house is semi-detached, sharing a party wall with my neighbor at 5135 Sherrier Place. That neighbor has made a 2004 addition to her residence which is situated just at our shared property line, and respects the 8' side yard setback at the far (North) side of her property. I would like to make an addition which also has its wall at our shared property line, and respects the 8' setback to the south.

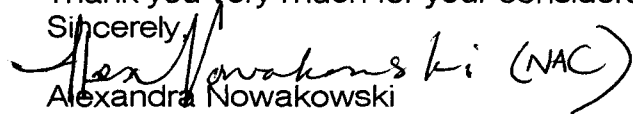
My proposed addition will not unduly affect the light and air of the neighbors, as it is in scale with the neighboring structures, and leaves the existing front yard intact and a substantial 32'-7" deep rear yard. For these reasons, the addition will not unduly compromise the use and enjoyment of neighboring properties.

I am paying for the purchase and installation of two new skylights for my neighbor at 5135 Sherrier in order to compensate for the shadow my addition will cast on her property. In addition, at the request of the same neighbor, I have had my architects modify the plans of the addition to step in 3' from the property line for the final 4' of the structure in order to soften the expanse of wall facing her property.

I am including in the proposed work repairs and refurbishing of the existing house, including restoring the wood trim at the porch to match the neighbor at 5135, replacing the windows, and overall painting. The area of the existing driveway will be reduced, and planted area increased. Finally, the addition is designed in such a way as to connect the gathering space on my porch and front garden to the interior of the house and the rear yard by creating a sequence of spaces linked by windows from front to back and from interior to exterior. I am an engaged member of the neighborhood with a young child; it is my intention that the new addition will architecturally engage the neighborhood and enhance the connection to our community that we currently enjoy.

Thank you very much for your consideration

Sincerely,

 (NAC)

Alexandra Nowakowski