



RECEIVED
D.C. OFFICE OF ZONING
2011 DEC 21 PM 5:13

12/09/11

Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Zoning Application # 18294
(Application of Emily and Paul Thornell, 3011 Ordway St. NW)

Dear Board of Zoning Adjustment:

Please find enclosed revisions to the application for a special exception for 3011 Ordway Street. This includes updated drawings, and a collection of letters from neighbors expressing their support of the project.

The updated drawings show revisions that include:

- Removal of the chimney from the proposed addition
- Lowering the height of the proposed addition
- Removal of glass block windows on the east, party wall elevation
- Revision of vertical openings on the west facade

The most significant revision- the removal of the proposed chimney- has had negligible impact on the overall area of addition, or the proposed building footprint. The result is a reduction of 3 SF, despite a visible change to the outline of the building.

Thanks in advance for your time and we look forward to our hearing.

Sincerely,

VW Fowkes

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18294

EXHIBIT NO.

25

1852 COLUMBIA ROAD, NW #202, WASHINGTON, DC 20009

Board of Zoning Adjustment
District of Columbia
CASE NO. 18294
EXHIBIT NO. 25

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: BZA Application of Emily and Paul Thornell
3011 Ordway St NW

To Whom It May Concern:

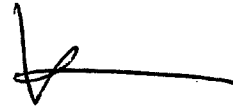
I am the property owner of 3500 30th Street NW. My neighbors, Emily and Paul Thornell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,


Benjamin Herzberg and
Deborah Isser, Owner
3500 30th St NW
Washington DC 20008



- September 1st 2011

Cc: Leila Afzal, ANC3C Section Representative

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: BZA Application of Emily and Paul Thornell
3011 Ordway St NW

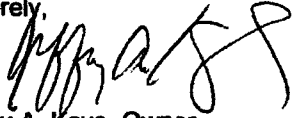
To Whom It May Concern:

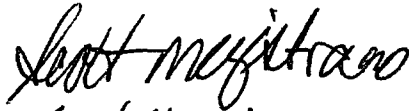
I am the property owner of 3512 30th Street NW. My neighbors, Emily and Paul Thornell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,


Jeffrey A. Kaye, Owner
3512 30th St NW
Washington DC 20008


Scott Mezistrand, owner
3512 30th St NW

Cc: Leila Afzal, ANC3C Section Representative

WDC 20008-3250

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: BZA Application of Emily and Paul Thornell
3011 Ordway St NW

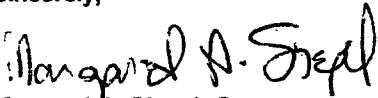
To Whom It May Concern:

I am the property owner of 3019 Ordway Street NW. My neighbors, Emily and Paul Thornell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,



Margaret A. Siegel, Owner
3019 Ordway St NW
Washington DC 20008

Cc: Leila Afzal, ANC3C Section Representative

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: BZA Application of Emily and Paul Thornell
3011 Ordway St NW

To Whom It May Concern:

I am the property owner of 3005 Ordway Street NW. My neighbors, Emily and Paul Thornell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Farserotu".

Angela Farserotu, Owner
3005 Ordway St NW
Washington DC 20008

Cc: Leila Afzal, ANC3C Section Representative

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: **BZA Application of Emily and Paul Thornell**
3011 Ordway St NW

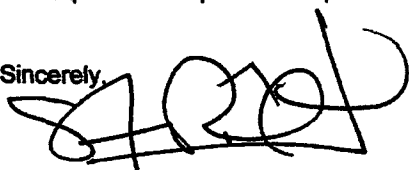
To Whom It May Concern:

I am the property owner of 3010 Ordway Street NW. My neighbors, Emily and Paul Thornell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and ^{support} support the proposed addition. I ^{recommend} recommend that BZA grant the request for a special exception.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Rabinowitz', written over a horizontal line.

Steven Rabinowitz, Owner
3010 Ordway St NW
Washington DC 20008

Cc: Leila Afzal, ANC3C Section Representative

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: BZA Application of Emily and Paul Thomell
3011 Ordway St NW

To Whom It May Concern:

I am the property owner of 3008 Ordway Street NW. My neighbors, Emily and Paul Thomell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,

Sanford J. Roskes 8/25/11

Sanford J. Roskes, Owner
3008 Ordway St NW
Washington DC 20008

Cc: Leila Afzal, ANC3C Section Representative

Copy

July 20, 2011

**Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001**

**Re: BZA Application of Emily and Paul Thornell
3011 Ordway St NW**

Dear Board of Zoning Adjustment:

I am the adjacent property owner at 3009 Ordway St in Northwest. My neighbors Emily and Paul are seeking a special exception of the District of Columbia zoning laws to build an addition that will increase their lot coverage from 38% to approximately 43%. They would also like to add a screen porch off of the back of the house that will extend into the rear yard setback by approximately 5'.

They have shared the drawings of the proposed conversion that will be submitted with the application to the BZA.

I have reviewed the materials and support the proposed conversion. I recommend that BZA grant the request for a special exception.

Sincerely,



**Doris Valis, Owner
3009 Ordway St NW
Washington DC 20016**

August 22, 2011

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW – Suite 210 South
Washington DC 20001

Re: **BZA Application of Emily and Paul Thornell**
3011 Ordway St NW

To Whom It May Concern:

I am the property owner of ~~3015 Ordway Street NW~~ 3015 Ordway Street NW. My neighbors, Emily and Paul Thornell, are seeking a special exception of the District of Columbia zoning laws to build an addition to their home that will increase their lot coverage from 38% to approximately 43%.

They have shared the drawings of the proposed conversion with me that have been submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy J. Kotkin". To the right of the signature, the words "Concurrence or Concurrence" are written in a similar cursive style.

Amy J. Kotkin, Owner
3015 Ordway St NW
Washington DC 20008

Cc: Leila Afzal, ANC3C Section Representative

21 November 2011

**3516 30th Street NW
Washington DC 20008**

**Board of Zoning Adjustment
441 4th Street NW
Suite 200/210-S
Washington, DC 20001**

RE: Application Number 18294 – Paul and Emily Thornell

Dear Board Members:

In response to the notice sent to us by Richard S. Nero, Acting Director, Office of Zoning, dated 17 October 2011, we are writing to you regarding the application of Paul and Emily Thornell for a special exception to allow a rear addition to an existing one-family semi-detached dwelling not meeting the lot occupancy and rear yard requirements for the premises at 3011 Ordway Street NW. We live down the hill and across the alley from the Thornell's house.

We have reviewed the architectural drawings of the proposed addition that would double the size of the Thornell's house. If the Board imposes a few conditions to its approval, we have no objection to the granting of the application based upon the drawings we reviewed.

We are very worried about possible damage to the existing alley during the construction. The present alley is composed of a

bitumen surface over a gravel base. There is no concrete underlayment beneath the bitumen. We are concerned that the weight and use of construction equipment will damage the alley. We suggest that the Board investigate the size and use of the equipment that will be used in the construction, and ensure that the alley will not be damaged. If approval is granted, we also suggest that the Board have someone examine the alley before and after construction to assess whether any damage occurs. The contractors and homeowners should accept responsibility to repair any damage to the alley. It took many years before the city paved this alley, and it would be a terrible act for a private contractor to destroy the alley and not be responsible for repairs.

We are also concerned about the staging of the construction. Where will the contractors store their machinery and materials? We, and other neighbors, use the alley every day. Our garage opens onto the alley. The City uses the alley for trash collection for our property and for our neighbors. We cannot support an approval that would close the alley for any significant period of time during any day. We therefore suggest that any approval specify that public use of the alley will not be inhibited.

After reviewing the architectural drawings, we determined that a number of large trees would be removed to accommodate the addition. These trees help to shade our neighborhood and absorb sound in the summertime. The trees also help to screen the existing Thornell house from its neighbors down the hill. The drawings indicate that the Thornells propose to plant replacement trees and bushes to screen the new addition from its neighbors. We would recommend that any approval require plantings to screen the addition from its downhill neighbors.

Thank you for your consideration of these concerns as you ponder the application of the Thornells.

Regards,

The image shows two handwritten signatures in black ink. The first signature on the left is 'Lawrence Raz', written in a cursive style with a large, looping 'L'. The second signature on the right is 'Patricia Hahn Raz', also in cursive, with a large 'P' and a checkmark-like flourish at the end.

Lawrence Raz & Patricia Hahn Raz

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 23, 2011

Plat for Building Permit of: SQUARE 2067 LOT 76

Scale: 1 inch = 20 feet Recorded in Book 80 Page 113

Receipt No. 11-03742

Furnished to: VAN FOWLKES

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

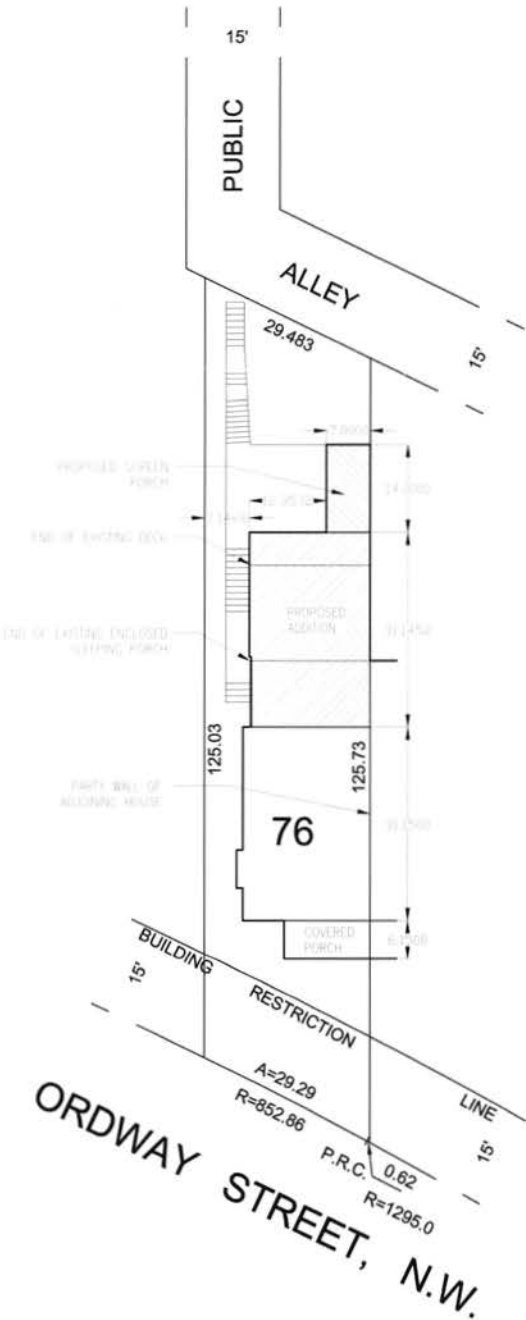
Surveyor, D.C.

Date: _____

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18294
EXHIBIT NO. 25



CONTEXT PLAN 1"=100'-0"
EXISTING

DRAWING LIST

	TITLE	SCALE
G 001	COVER SHEET	NTS
G 002	PROPOSAL FOOTPRINT DIAGRAM	NTS
G 003	PROPOSAL FOOTPRINT DIAGRAM	1"=20'-0"
G 004	ZONING DIAGRAM	1"=20'-0"
E 100	EXISTING SITE AND DEMO PLAN	1"=10'-0"
E 201	EXISTING REAR ELEVATION	1/8"=1'-0"
E 202	EXISTING SIDE ELEVATION	1/8"=1'-0"
A 100	SITE PLAN	1"=10'-0"
A 101	GARDEN LEVEL PLAN	1/8"=1'-0"
A 102	STREET LEVEL PLAN	1/8"=1'-0"
A 103	BEDROOM LEVEL PLAN	1/8"=1'-0"
A 201	REAR ELEVATION	1/8"=1'-0"
A 202	WEST ELEVATION	1/8"=1'-0"
A 203	WEST PORCH ELEVATION	1/8"=1'-0"
A 204	EAST ELEVATION	1/8"=1'-0"



LOCATION MAP
3011 ORDWAY STREET NW WASHINGTON DC 20008

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18294

EXHIBIT NO. 25

STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
NTS

title:
**COVER
SHEET**

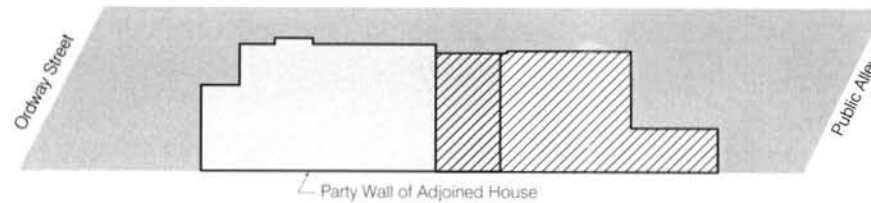
number:
G 001

AREA CALCULATIONS

Area Existing Footprint: 928 SF

/// Area of Addition: 703 SF

□ **Total Area of Proposed Footprint = 1427 SF**



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
NTS

title:
**FOOTPRINT
DIAGRAM**

number:
G 003

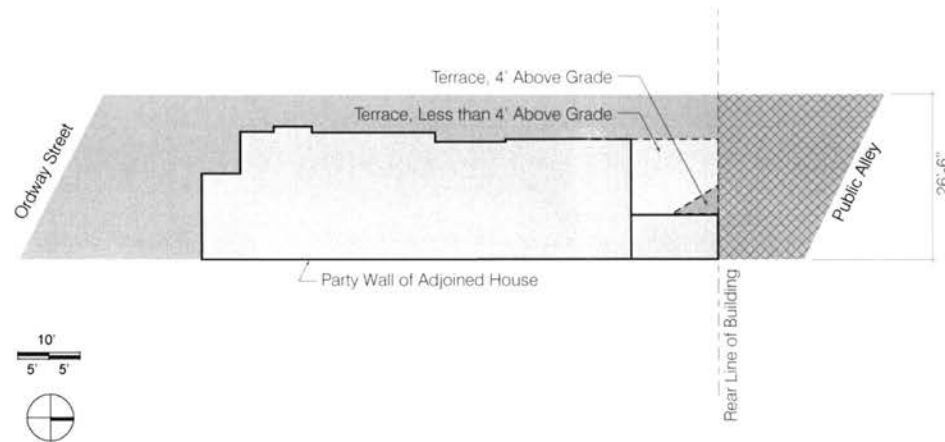
REAR YARD DEPTH CALCULATIONS

Area of Rear Yard: 536 SF

Width of Site: 26'-6"

Area / Width = Length, as Mean Horizontal Distance*

Length = 20'-2"



*According to DCMR Chapter 11 Section 199.1, the depth of the rear yard is defined as "the mean horizontal distance between the rear line of a building and the rear lot line."

LOT OCCUPANCY CALCULATIONS

Site Area: 3322.5 SF

Proposed Building Footprint: 1427 SF

Terrace, > 4' Above Grade: 15 SF

Building Footprint / Site Area = Lot Occupancy

Lot Occupancy = 43%

STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

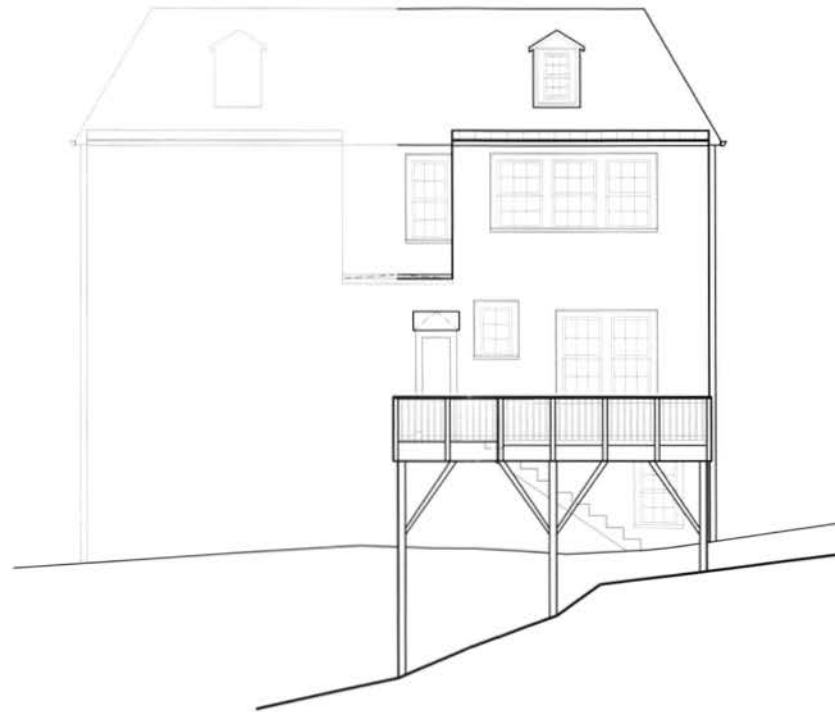
date:
09 December 2011

Owner:
Emily and Paul Thomell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
NTS

title:
**ZONING
DIAGRAM**

number:
G 004



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

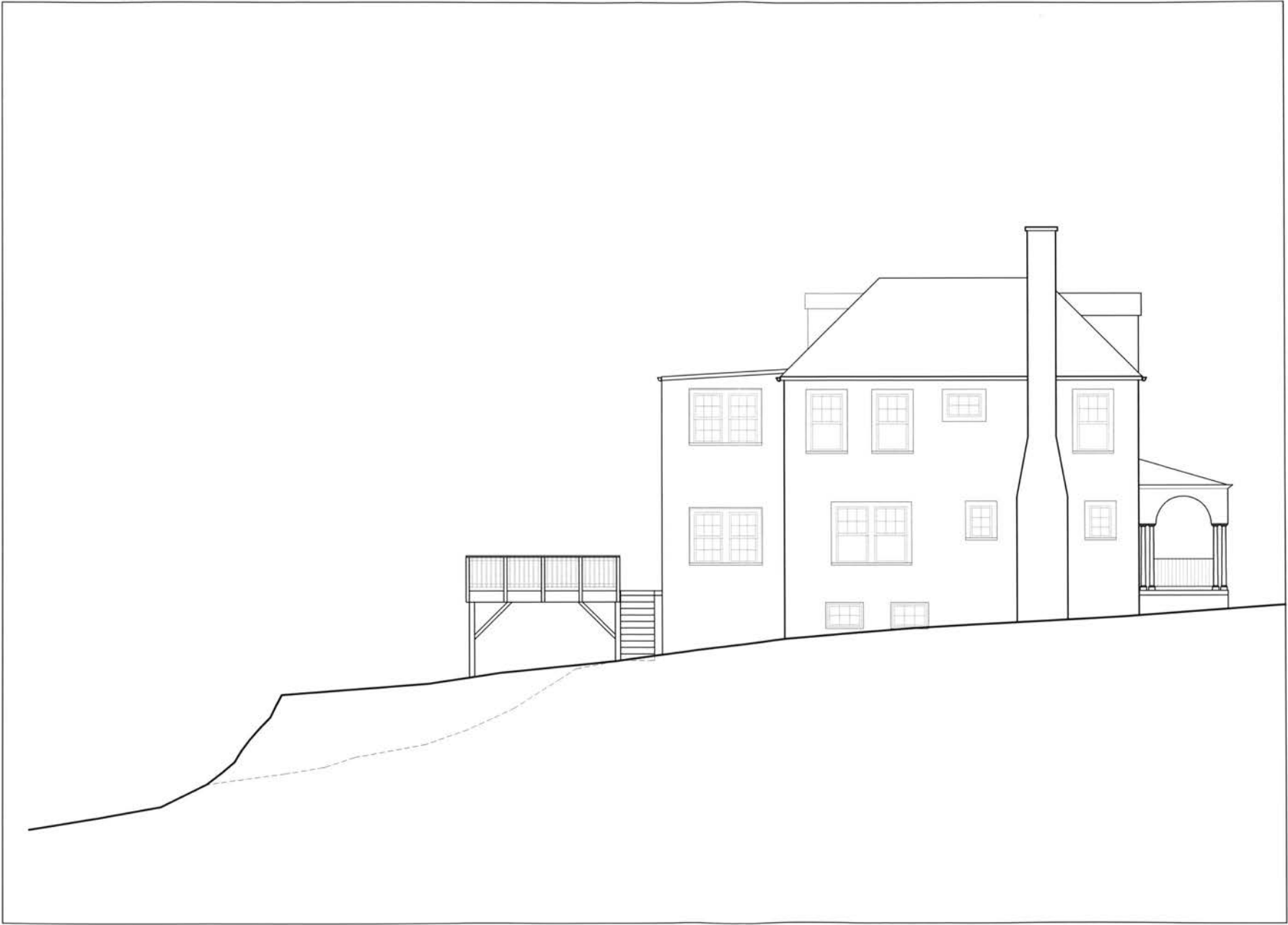
date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

title:
**EXISTING
REAR
ELEV.**

number:
E 201



office
STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

**THORNELL
RENOVATION**

3011 Ordway St, NW
Washington, DC 20008

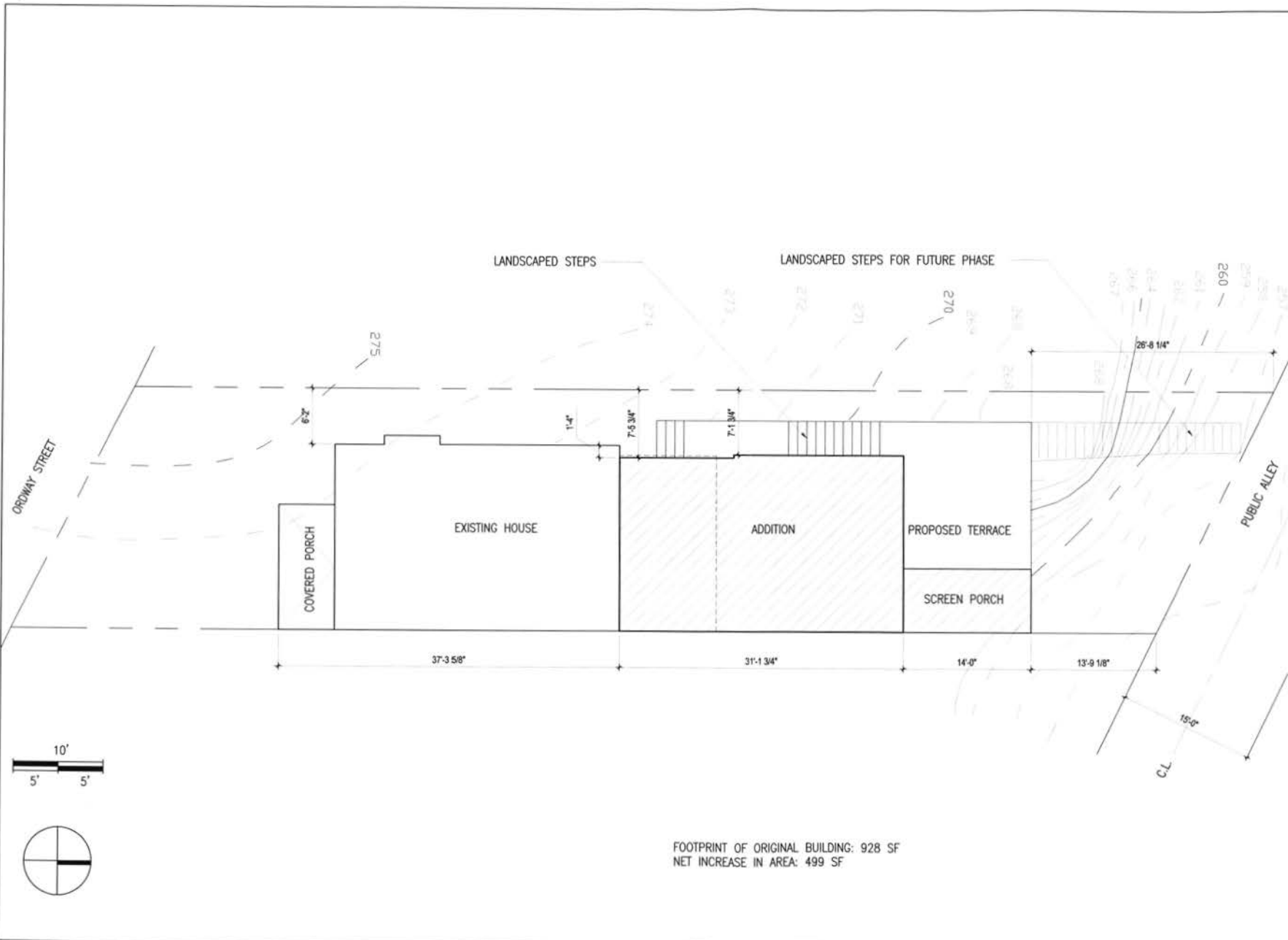
date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

title:
**EXISTING
WEST
ELEVATION**

number:
E 202



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1"=10'-0"

SITE PLAN

number:
A 100

EXISTING SHOWROOM (NO CHANGE)

FROSTED GLASS

MOVABLE BAR TABLE

BAR COUNTER

DRYWALL AND FINISH CEILING

BANKUETTE

30'-10 1/4"

14'-0"

FULL BOD. S4C7S

HARDWOOD

CAMERA DECK BOWERS

STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd.
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St. NW
Washington, DC 20008

date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St. NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

GARDEN LVL PLAN

number:
A 101



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

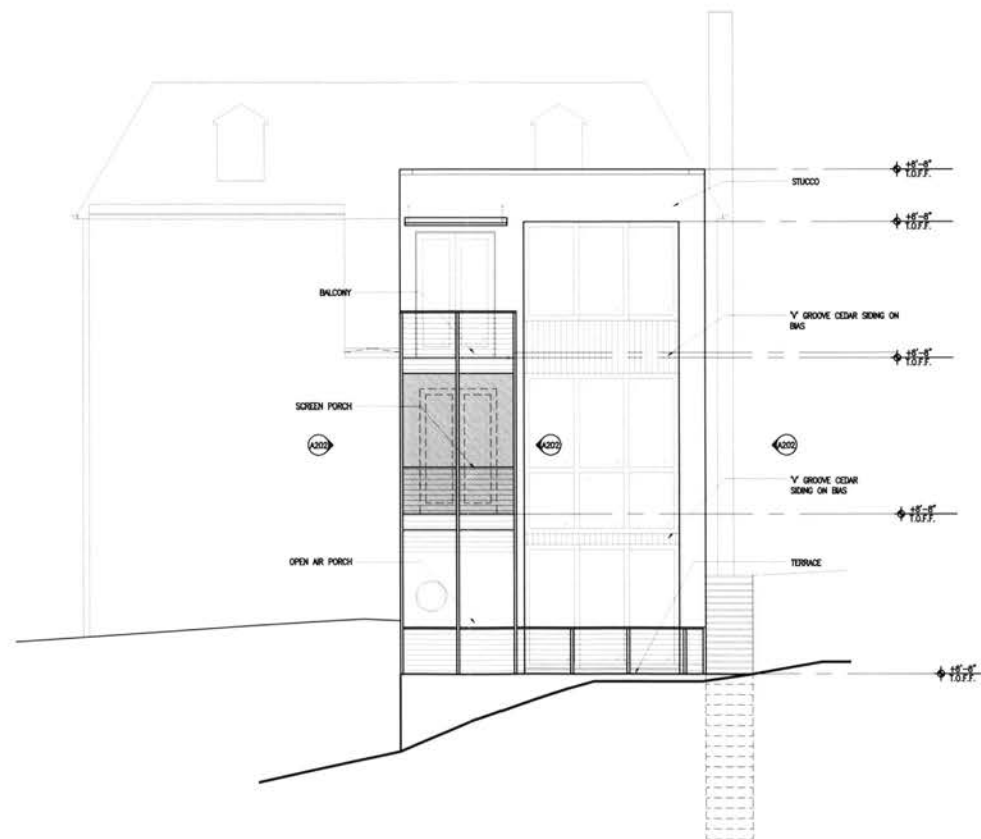
date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

title:
**BEDROOM
LVL PLAN**

number:
A 103



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

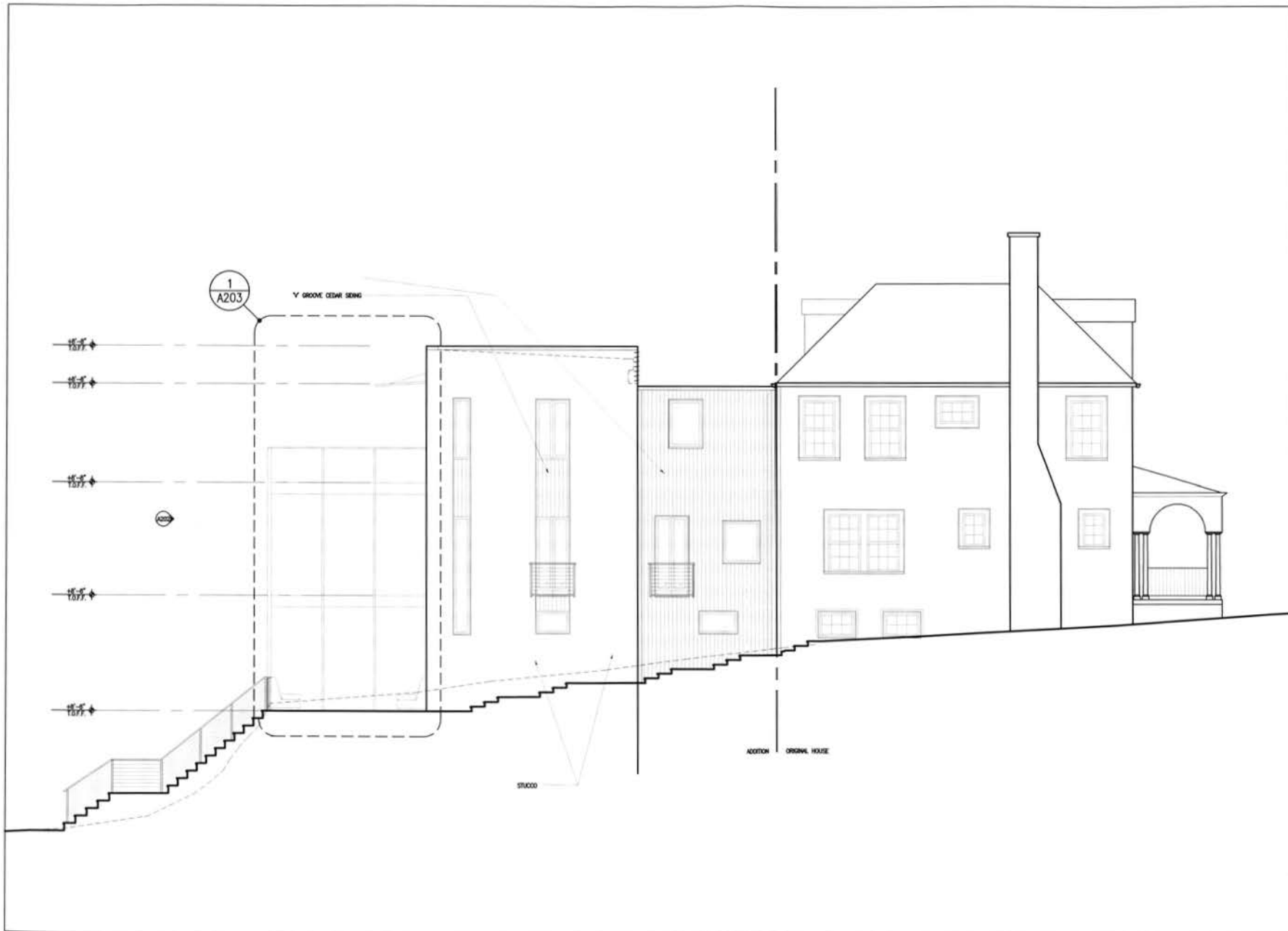
date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

REAR ELEVATION

number:
A 201



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

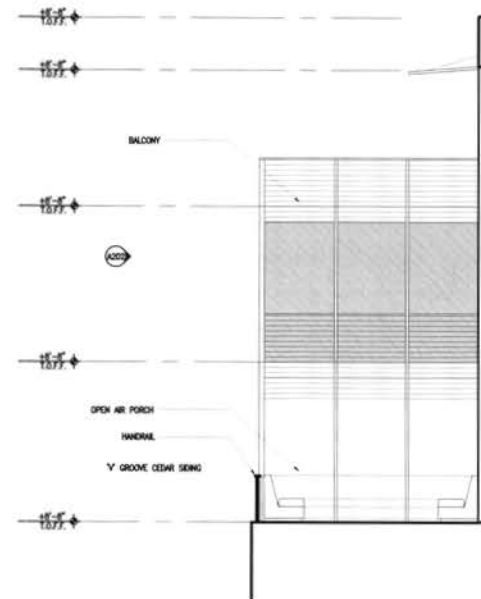
date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

WEST ELEVATION

number:
A 202



STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

W. PORCH ELEVATION

number:
A 203



after
STANDARD

Contact:
VW Fowlkes
1852 Columbia Road, NW
#202
Washington, DC 20009
202 758-5518

Builder:
BGV
1832 Kalorama, NW
Washington DC 20009

Structural:
Neubauer Engineers
4701 Sangamore Rd,
Bethesda, MD 20816

APPROVALS
DRAWING SET

THORNELL RENOVATION

3011 Ordway St, NW
Washington, DC 20008

date:
09 December 2011

Owner:
Emily and Paul Thornell
3011 Ordway St, NW
Washington DC 20008
(202) 243-0611

scale:
1/8"=1'-0"

title:
**EAST
ELEVATION**

number:
A 204