



2012 JAN -6 AM 9:27

JOSEPH A. BOGGS FAIA
RICHARD B. SWEENEY AIA
MICHAEL R. PATTON AIA

04 January 2012

Board of Zoning Adjustment
441 4th Street N.W., Suite 200/210-S
Washington DC 20001

RE: Application Number 18290

To Members of the Board:

My husband and I own and reside at 1409 Ames Place NE, to the North of the alley at the rear of the applicant's property. Over a year ago, the Allenbach's advised that they were considering building an addition – we advised that our only concern would be maintaining access to sunlight year round. They have advised that their architect has undertaken light studies to ensure that the neighboring properties are not adversely impacted by the proposed addition. We have not seen with these light studies.

As I am a licensed Architect, I have completed an independent 3D model and light study. I have shared these with the applicant. I encourage viewing of each of the four 30 second animations as the printed outtakes enclosed herein are accurate but less informative.

MODEL 1: Two story 6'-6" rear addition as proposed 12/29/11, encroaching on required 20' rear yard. (Animation on CD and at: <http://youtu.be/AXza90EoSSo>)

IMPACT: During 1 winter month of the year around the winter solstice, the rear addition 3rd story casts a shadow on a portion our first floor for less than two hours/day.

MODEL 2: Three story 6'-6" rear addition as originally submitted, encroaching on required 20' rear yard. (Animation on CD and at: <http://youtu.be/NS-1Z43z5ZI>)

IMPACT: During 3 winter months of the year around the winter solstice, the rear addition 3rd story casts a significant shadow on our first floor for several hours of the day. Same impact to neighboring property.

MODEL 3: Two story 3'-7" rear addition with no encroachment on the rear yard except at one story deck level. (Animation on CD and at: http://youtu.be/Ff_c5QnfPJ8)

IMPACT: Similar to Model 1 during the winter months.

MODEL 4: Three story 3'-7" rear addition with no encroachment on the rear yard except at one story deck level. (Animation on CD and at: <http://youtu.be/sF1Lnhzrug>)

IMPACT: Similar to Model 2 during the winter months.

In summary, we conclude that the overall height of the rear addition and the height of the 3 story pop-up have the most impact to our access to light. *Therefore, we do not support the 3 story pop-up.*

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18290

EXHIBIT NO. 35

We understand from Fowler Architects that currently no rooftop equipment is planned to be located on the top of the new addition. If equipment is to be placed on the rooftop of

BOGGS & PARTNERS ARCHITECTS INC

410 SEVERN AVENUE SUITE 406 ANNAPOLIS MARYLAND 21403
TEL 410-268-3797 METRO 301-858-8118 FAX 301-858-8421

Board of Zoning Adjustment
District of Columbia
CASE NO.18290
EXHIBIT NO.35

the 3rd story addition, we request that it be located a minimum of 48" to the south of the north wall of the 3rd story and biased to the west of the property to mitigate casting additional shadows on our property.

It should be noted that there is a large American Holly evergreen tree in our backyard which affords us privacy from the alley and neighbors. The quality of light through our tree canopy is more pleasing than the full shadow of a solid building. The tree has been included in the solar studies for accuracy.

Discrepancy of field measurements and dimensions indicated on Drawings: In reviewing plans dated 12/21/11, we noted a 2'-11" +/- discrepancy between the actual field dimensions of the existing rear yard condition and dimensions indicated on the plans. We provided our findings to Fowler Architects for review. We are in receipt of revised plans dated 12/29/11 which indicate an existing rear yard of 24'-0" so there is still a discrepancy of 5" +/- . See attached sketch on C2. Prior to construction, we request a survey be completed at the rear yard.

During the initial hearing, we understood that the application was not seeking relief on the required rear yard setback of 20'-0" for the rear addition, but only for the 1st floor deck/mudroom. We understand the application has since been revised to request relief on the required rear yard setback for the rear addition (apprx 2.5' to 3'), the 1st floor deck and the mudroom. We assume notification has been provided to previous reviewing parties, i.e. Office of Planning, ANC, and other neighbors.

We support the conditions represented by the revised plans/sections dated 12/29/11 provided to us by Fowler Architects, which illustrate a two story rear addition requiring rear yard relief of 2'-6" and as enclosed with this letter for reference (Sheet A6).

We respectfully request:

- The height of any rear addition be limited to two stories as submitted.
- The rear yard encroachment of the rear addition be limited to the 2'-6" as submitted, if the Board approves the rear yard relief for the addition.
- The height of the 3rd story pop-up be limited to the dimensions indicated on the submitted plans, if the Board approves the 3rd story pop-up.

We appreciate the consideration of our concerns by both applicant and the Board of Zoning Adjustment.

Kind Regards,



Bonnie K. Holod, AIA, LEED BC+D

Attachments (6 sets of prints; 2 CDs):

Solar Lighting Studies – 5 pages

~~CD Rom with four (4) 30-second animations of light studies~~

12/29/11 – Sheet C-2 redline of field survey

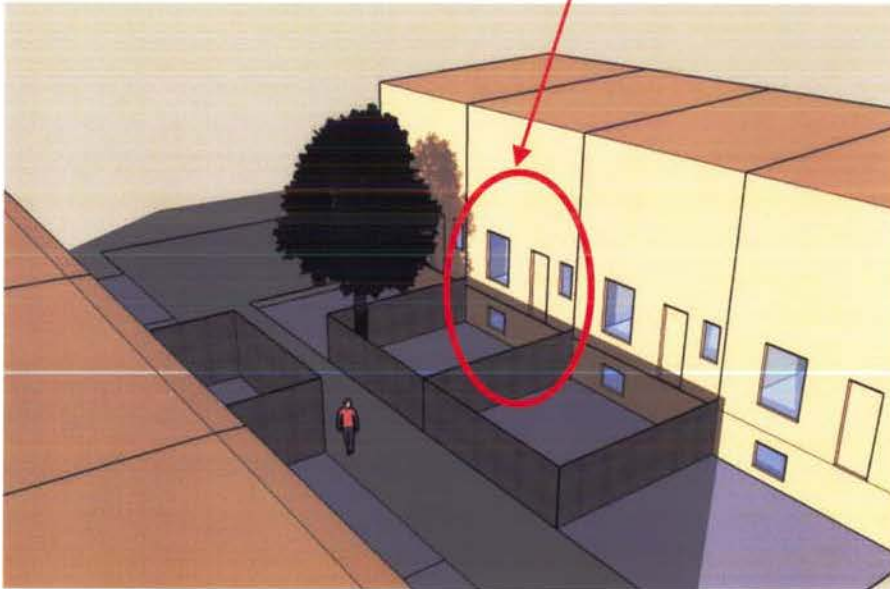
Signed and stamped plat for 1409 Ames Place NE

12/29/11 – Sheet A-6 as provided by Fowler Architects (for reference)

NOT Accepted by BEA

01/04/12

1409 Ames Place NE
and area of photograph



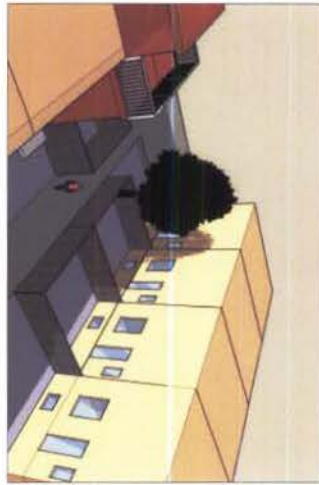
South elevation of 1409 Ames Place NE:
Rendering from 3D computer model with shadows set
to same time and date as when photo was taken
in order to verify the accuracy of the model and solar angles.

Solar Study MODEL VERIFICATION
Side by side comparison of photo
and rendering from 3D model used for lighting study

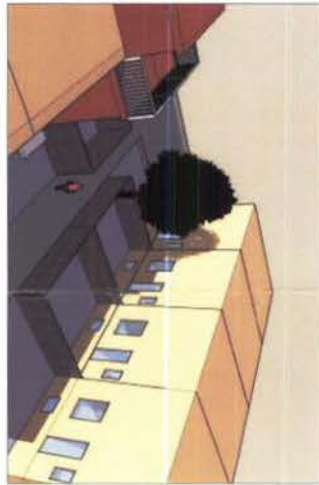
11:30 AM

10:30 AM

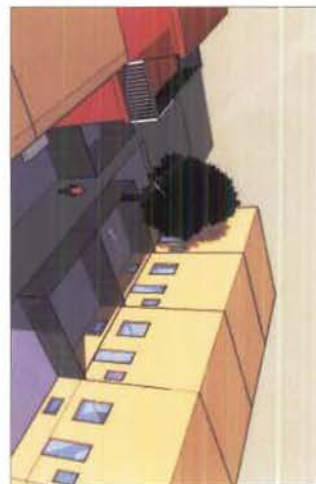
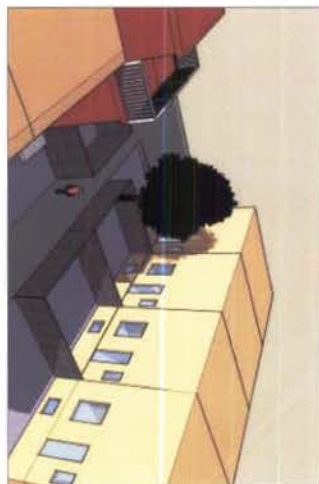
09:30 AM



NOVEMBER 21



DECEMBER 21



JANUARY 21

1414 A Street NE Solar Study MODEL 1

Three story popup with TWO story rear addition encroaching on rear yard

01/04/12

11:30 AM

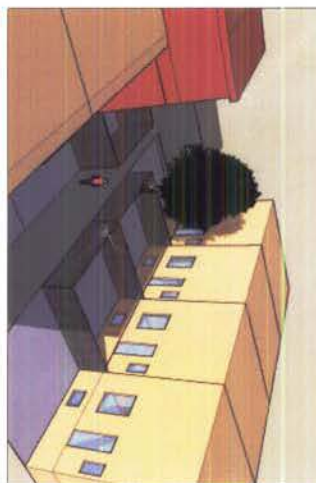
10:30 AM

09:30 AM

NOVEMBER 21

DECEMBER 21

JANUARY 21



1414 A Street NE Solar Study MODEL 2

Three story popup with THREE story rear addition encroaching on rear yard

01/04/12

11:30 AM

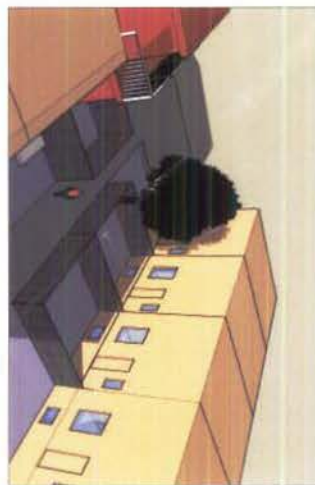
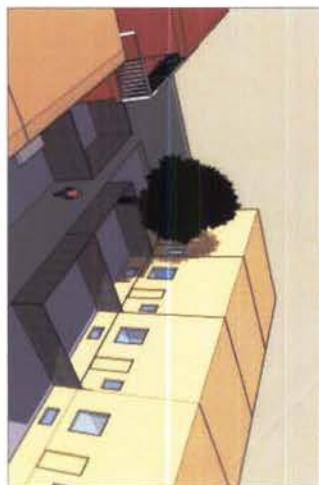
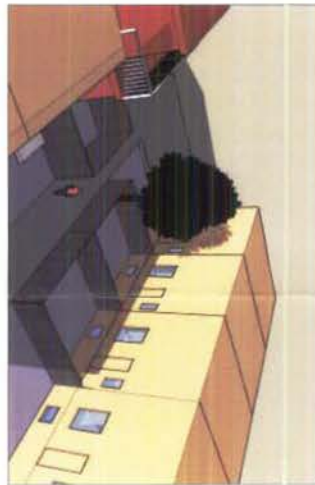
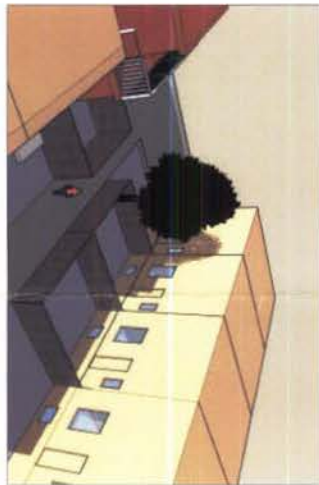
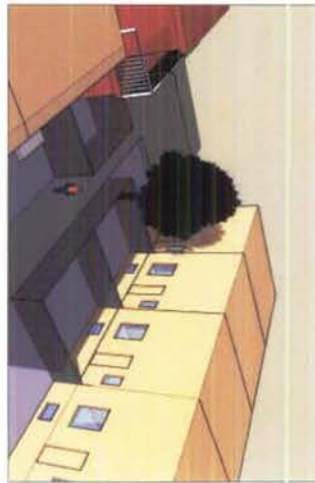
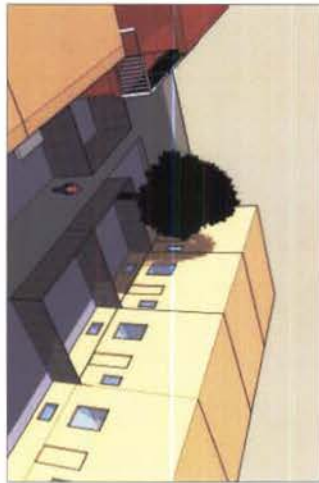
10:30 AM

09:30 AM

NOVEMBER 21

DECEMBER 21

JANUARY 21



1414 A Street NE Solar Study MODEL 3

Three story popup with TWO story rear addition -
No rear yard relief for addition

11:30 AM

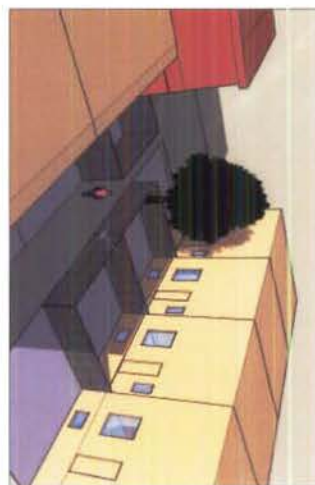
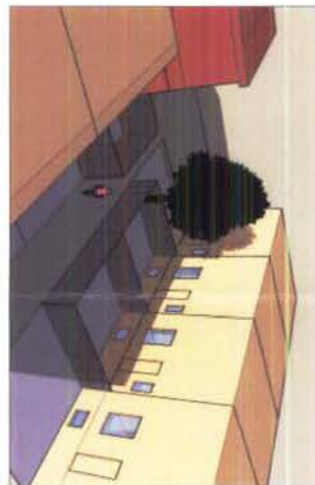
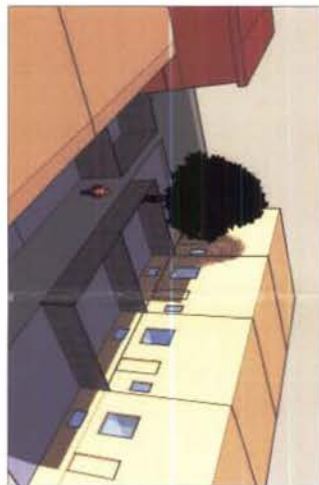
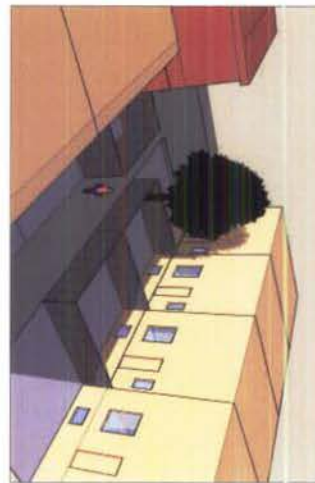
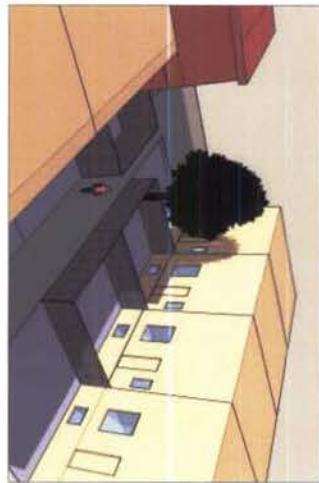
10:30 AM

09:30 AM

NOVEMBER 21

DECEMBER 21

JANUARY 21



1414 A Street NE Solar Study MODEL 4
Three story popup with THREE story rear addition -
No rear yard relief for addition

01/04/12

BZA CASE #18290
 REVISED 12/29/11

REDLINES BY
 B. HOLOD 01/04/12

SPIRAL STAIR TO
 2ND FLOOR

1409 AMES
 FENCE
 LINE

FIELD
 SURVEYED
 DIM.

PER 1409 AMES
 SURVEYED PLAT.

FIELD DIMS

33'-9" +/-
 - 10'-2"

23'-7"

PLAN DIMS

9'-0"
 + 8'-6"
 + 6'-6"

29'-0"

DISCREPANCY OF 5" +/-

10' WIDE
 PUBLIC ALLEY

REAR DECK @ 1ST
 FL. LEVEL

REAR DECK @
 3'-10" ABOVE
 ALLEY GRADE

1416 A ST.
 STREET NE

1414 A ST.
 STREET NE

1412 A ST.
 STREET NE

PROPOSED
 THIRD FLOOR
 ADDITION

A STREET NE

PROPOSED PARKING
 SPACE

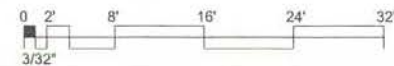
PROPOSED 2-STORY
 + BASEMENT
 ADDITION

LEGEND:

-  STABILIZED CONSTRUCTION ENTRANCE
-  SILT FENCE
-  PROPERTY LINE
-  LIMIT OF DISTURBANCE
-  VOLUME OF CUT
-  VOLUME OF FILL

0 SF
 0 CU FT
 0 CU FT

1 SITE PLAN
 C-2 SCALE: 3/32"=1'-0"



REVISIONS		
#	DATE	COMMENTS

ALLENBACH RESIDENCE
 1414 A STREET NE WASHINGTON, DC 20002

FOWLER ARCHITECTS
 1819 D STREET SE
 WASHINGTON, DC 20003
 (202) 546-0896
 www.fowler-architects.com

SEAL:

VERSION: BZA
 DATE: 12-29-11
 SCALE: 3/32"=1'-0"

SITE PLAN

C-2

REVISIONS		
#	DATE	COMMENTS

ALLENBACH RESIDENCE
1414 A STREET NE Washington, DC 20002

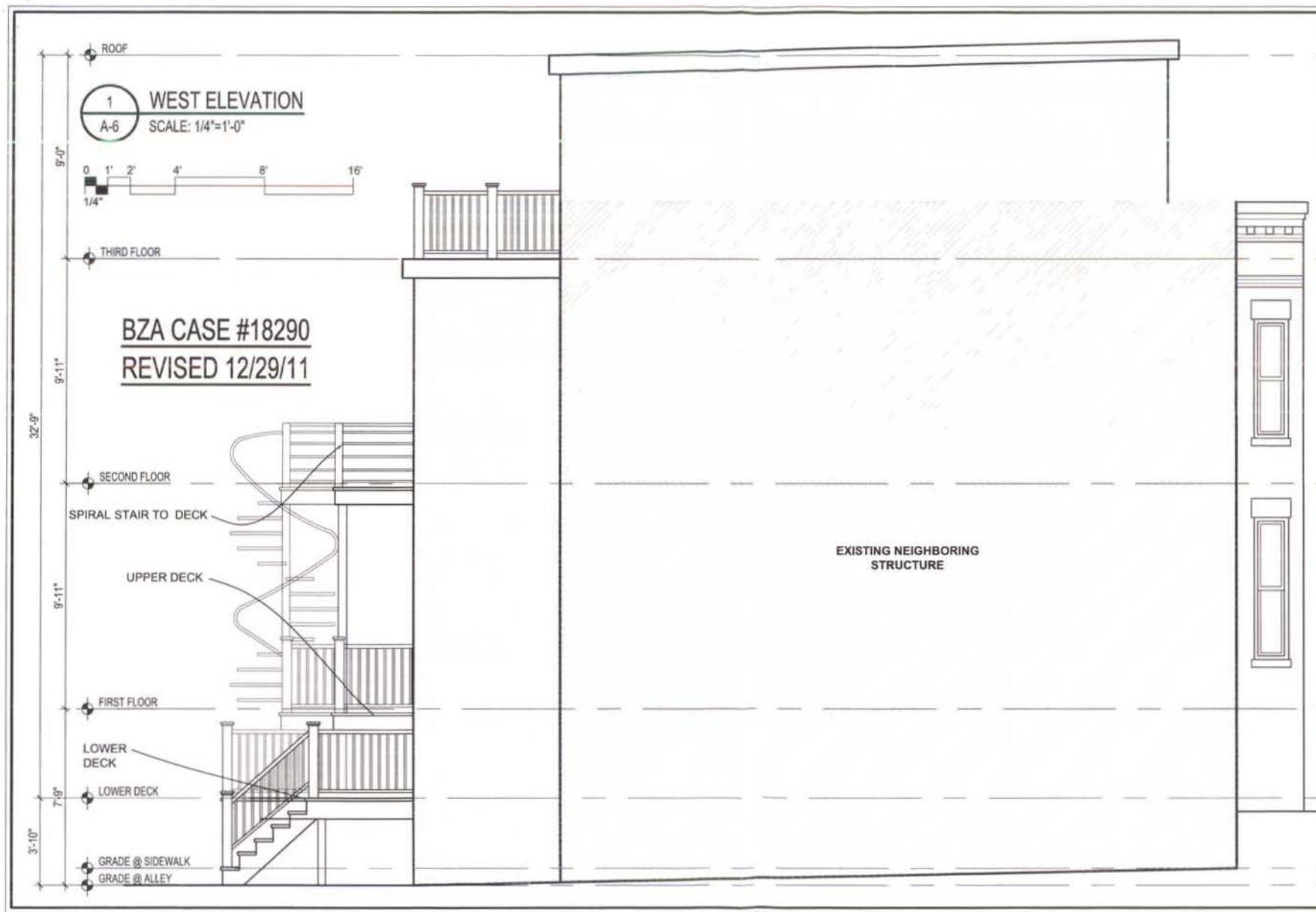
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

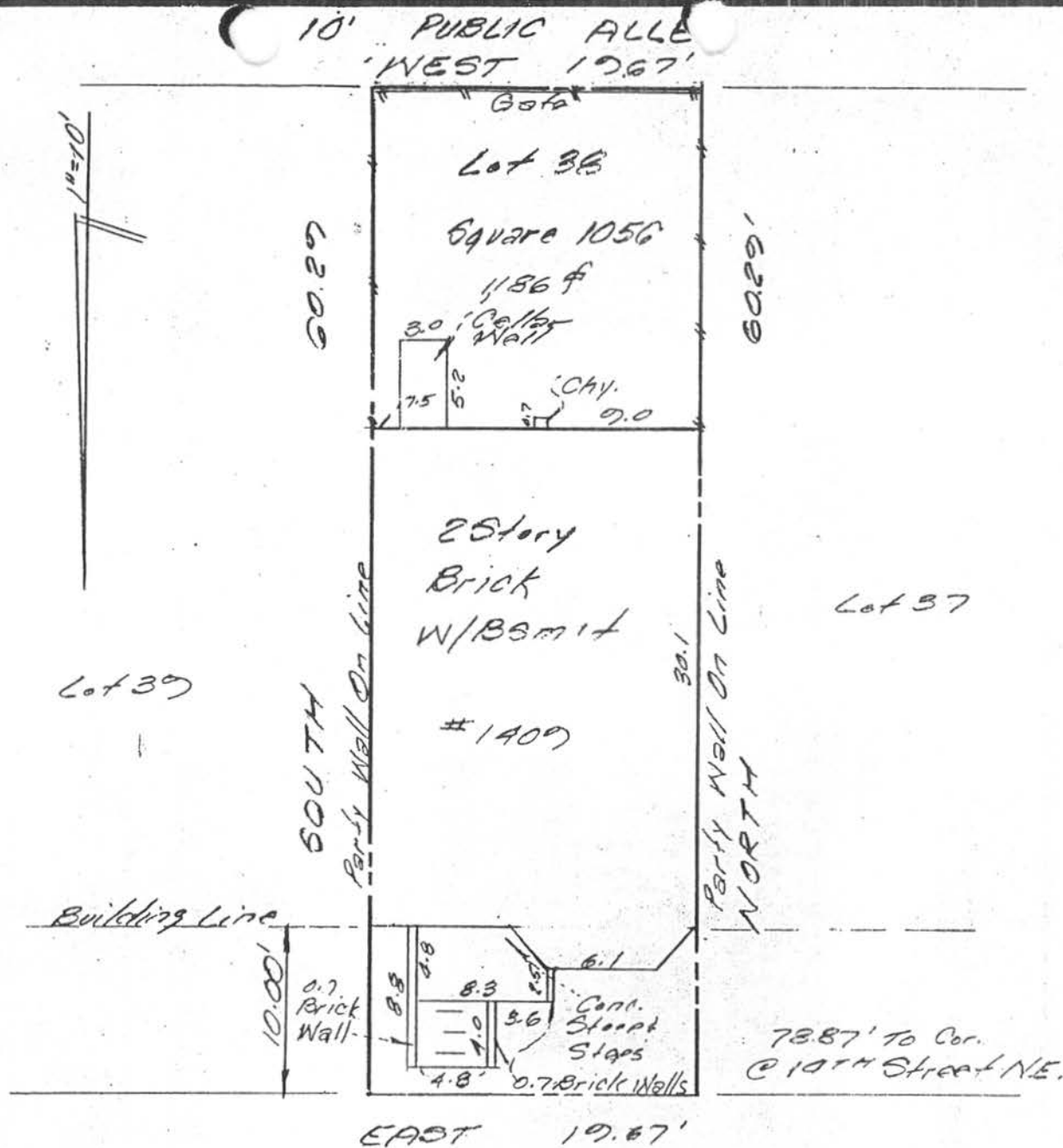
SEAL:

VERSION: BZA
DATE: 12-29-11
SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-6





AMES PLACE N.E.
(50' R/W)

NOTES: Not in flood plain as per 110001 0020 B.
Not to be used for construction.
Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have carefully
located the improvements as shown here-
on in accordance with recorded property
description, and that there are no en-
croachments except as indicated.

23-86

Date

Registered Professional Land Sur-
veyor No. 8144

**LIGHT, ELLIOTT
& ASSOCIATES, INC.**
ENGINEERS, PLANNERS, SURVEYORS
8308 ADELPHI ROAD
ADELPHI, MARYLAND
20783
422-6080

Book H-2222-12
Job no. 156200
Dwg. by CEC

Chk. by
Case no. 88311
Per T.H.

HOUSE LOCATION SURVEY
1409 Ames Place N.E.
Lot 38 Square 1056
WASHINGTON D.C.

Liber
File no. SH65791