

BLOOMINGDALE CIVIC ASSOCIATION, INC.

Post Office Box 1438
Washington, DC 20013
214.908.1913

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 23 PM 3:45

To Whom It May Concern:

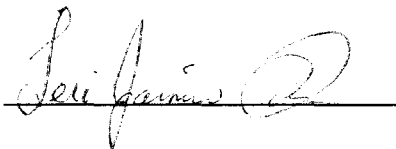
On behalf of the Bloomingdale Civic Association (BCA), I am writing to express our support for an application pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403) requirements in the R-4 District for 122 Rhode Island Avenue, N.W. (Square 3109, Lot 35). The homeowners, Casey Torgusson and Jason Cornelius presented their plans for the proposed two-story rear addition and the case for exceeding the allowable lot coverage at the January BCA meeting, and the BCA voted to issue a letter in support of the special exception request.

We understand that given the constraints presented by the unique shape and size of the lot and the projection of both adjacent houses beyond the existing rear of the home that a smaller addition within the 60% coverage limit would not be feasible while complying with other applicable regulations (such that the structure not create a 'side yard' with neighboring property). We also understand that a significant number of the homes on the block also exceed 60% coverage so we are not concerned with any precedent being set and the addition would restore visual unity to the rear facades of the row of homes facing Rhode Island Ave which was disrupted when a sleeping porch was removed from the property a number of years ago.

We are supportive of the plans to restore and renovate this historic home. We hope you will give the request for a special exception serious consideration in order to facilitate the proposed work.

Sincerely,

Best regards,



Teri Janine Quinn
President, Bloomingdale Civic Association

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18337
EXHIBIT NO. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 18337
EXHIBIT NO. 24

18337

To Whom it May Concern:

We, the undersigned neighbors of 122 Rhode Island Ave NW, wish to express our support for the application by Casey Torgusson and Jason Cornelius for a special exception from the Board of Zoning Adjustment to exceed the standard maximum allowable lot coverage of 60%. We have reviewed the plans for the proposed two-story rear addition with Casey and Jason as documented in their application for the exception and are comfortable with the scope and scale of the proposal. We understand that given the constraints presented by the unique shape and size of the lot and the projection of both adjacent houses beyond the existing rear of the home, that an addition within the maximum allowable lot coverage and consistent with other regulations (not creating a 'side yard' with adjacent homes) would not be feasible. We also understand that to allow for contemporary amenities to be added to the house while preserving the historic floor plan, woodwork and character of the home, a modest addition would be required. It would allow the home to receive maximum light and air by bringing the rear of the structure in line with the neighboring homes.

We fully support the plans to renovate and restore the home and are eager to see the work proceed. We hope you will give this application your highest consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin Gache". The signature is fluid and cursive, with a large, stylized initial "M" and a long, sweeping underline.

124 Rhode Island Ave NW
Washington, DC 20001
(202) 543-1575



Casey Torgusson <caseytorgy@gmail.com>

Greetings from your neighbor at 122 Rhode Island Ave

Terrance L. Seldon <tseldon@terranceseldon.com>

Thu, Jan 19, 2012 at 5:31 AM

To: Casey Torgusson <caseytorgy@gmail.com>

Greetings! I do not have a problem with your plans.

Regards,
Terrance L. Seldon
240.565.43220

-----Original Message-----

From: Casey Torgusson [mailto:caseytorgy@gmail.com]
Sent: Wednesday, January 18, 2012 9:24 PM
To: tseldon@terranceseldon.com
Subject: Greetings from your neighbor at 122 Rhode Island Ave

Dear Terrance,

My name is Casey Torgusson and I own the house next to your property at 122 Rhode Island. We haven't had a chance to meet in person so I asked our neighbor Ryan for your contact info.

The reason I am emailing you is that we are proposing to add a small addition to the back of our house as part of the ongoing renovation and have been going around to all of the neighbors to discuss the proposal and see if anyone had concerns and would be willing to support our zoning "special exception" application. The addition would bring the rear of the house in line with your house and the Eades' at 124 Rhode Island. It would basically replace the sleeping porch that was there previously and is now where the deck is. The zoning special exception request is to allow for greater than the standard allowable 60% lot occupancy, as with the addition the house would cover 66.7% of the lot. Most of the houses on this block also exceed 60% due to the small lot size and irregular shape, but they were grandfathered in. Since the sleeping porch on our house was torn down we have to get a new approval from the board of zoning adjustment to rebuild.

I've attached some drawings of the plan and other supporting documentation which were included in the submission to the zoning board for you to look over. If you have any questions or concerns please let me know. If you are comfortable with the plans, I've attached a draft of a letter we've asked the other neighbors to sign stating their support for the plan. The letter would be used to support our application with the zoning board as well as the civic association and ANC. If you wouldn't mind signing one as well (feel free to amend it as you see fit) I'd be very grateful. You could email me a copy, drop it in the mail or I could pick it up from you too if you let me know a time/place that would be convenient for you

Many thanks in advance!

Casey Torgusson

122 Rhode Island Ave NW

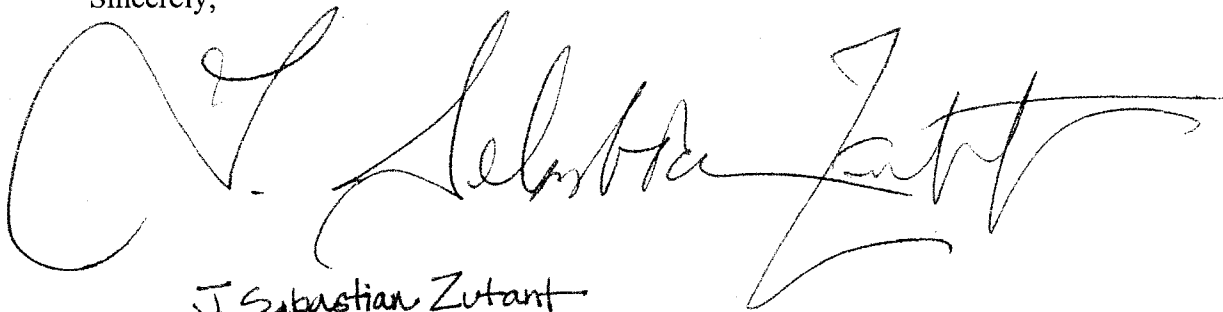
202-306-5419
caseytorgy@gmail.com

To Whom it May Concern:

We, the undersigned neighbors of 122 Rhode Island Ave NW, wish to express our support for the application by Casey Torgusson and Jason Cornelius for a special exception from the Board of Zoning Adjustment to exceed the standard maximum allowable lot coverage of 60%. We have reviewed the plans for the proposed two-story rear addition with Casey and Jason as documented in their application for the exception and are comfortable with the scope and scale of the proposal. We understand that given the constraints presented by the unique shape and size of the lot and the projection of both adjacent houses beyond the existing rear of the home, that an addition within the maximum allowable lot coverage and consistent with other regulations (not creating a 'side yard' with adjacent homes) would not be feasible. We also understand that to allow for contemporary amenities to be added to the house while preserving the historic floor plan, woodwork and character of the home, a modest addition would be required. It would allow the home to receive maximum light and air by bringing the rear of the structure in line with the neighboring homes.

We fully support the plans to renovate and restore the home and are eager to see the work proceed. We hope you will give this application your highest consideration.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'J. Sebastian Zutant'.

J Sebastian Zutant
113 Seaton Place NW
Washington DC 20001

January 22, 2012

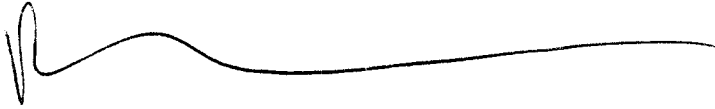
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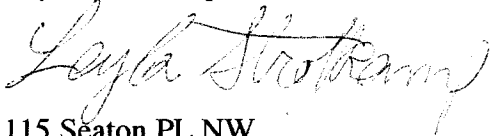
We fully support the plans to renovate and restore the home and are eager to see the work proceed. We hope you will give this application your highest consideration.

Sincerely,

Ryan Morris



Leyla Strotkamp



115 Seaton PL NW

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Sincerely,

Justin Lee C
109 SEATON PLACE NW
WASHINGTON DC 20001
YARED TAVE

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Sincerely,


YARED TAVE
111 SEATON PLACE, NW
WASHINGTON DC 20001