

18450

A Presentation in Support of a Third Story Addition
to 426 11th Street, SE
Washington DC, 20003

Karl and Julie Moeller
426 11th Street, SE
Washington, DC 20003
202 547 4245
202 489 5845

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18450
EXHIBIT NO. 28

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 20 AM 10:02

Photos and text provided to the ANC and Capitol Hill Restoration Society

Reaching out to Neighbors:

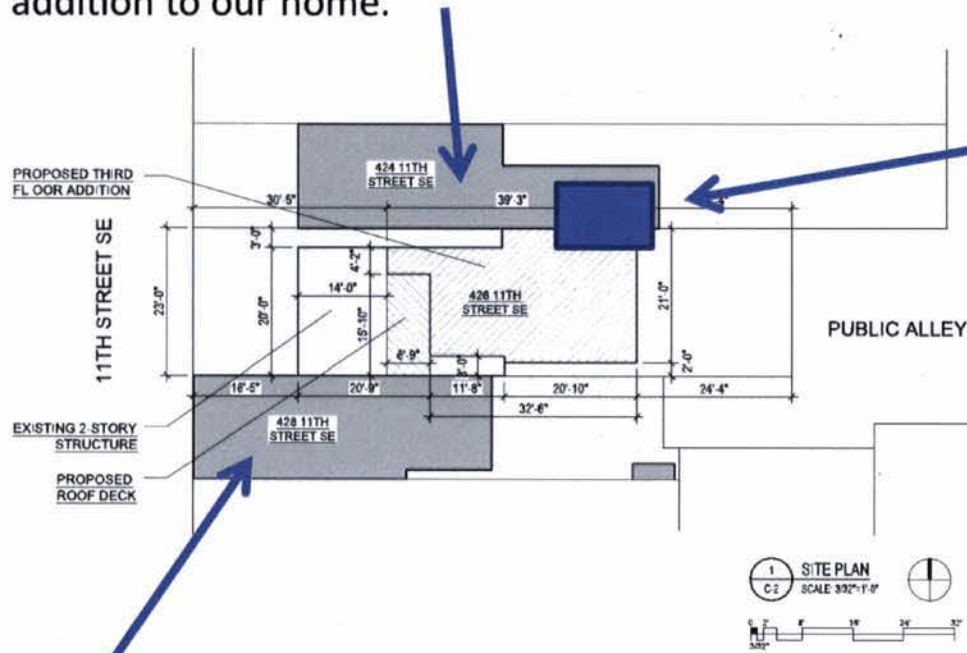
The Moeller had conversations with several fellow residents on Walker Court. Of those they've spoken to, nearly all have written letters of support. Others have provided verbal support.

- ★ letter of support
- ★ spoken support



Two neighbors have written with concerns:

We have not spoken with them and they have not seen our plans, but residents to our North (at 424 11th Street SE) oppose “any” addition to our home.

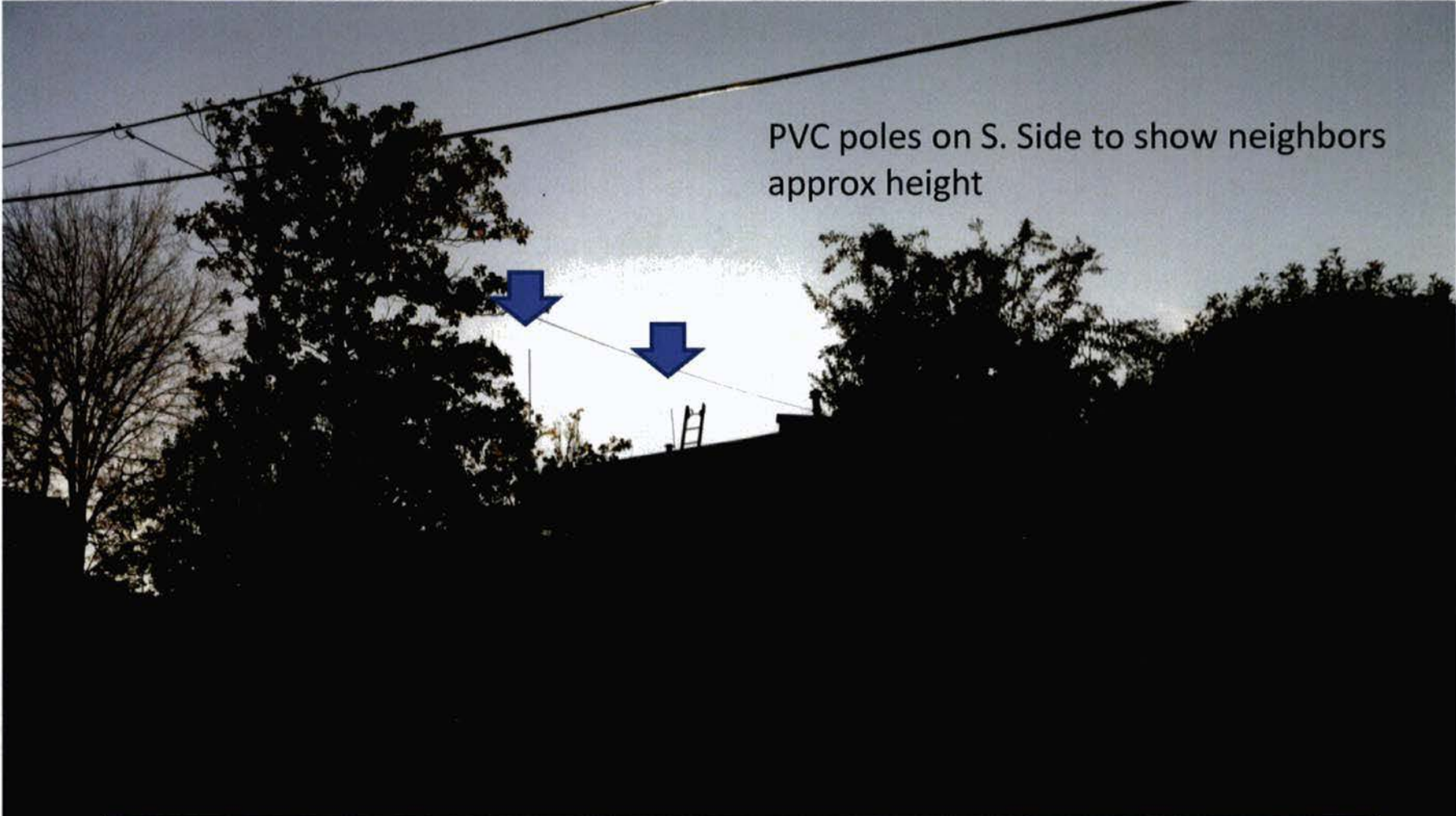


Approximate size and location of recent (2009?) addition to 424 11th Street that results in significant light reduction to their yard. Their addition prevents our addition from having a significant impact on their air and light. Also, their new windows look into our yard.

We met with both neighbors to our immediate South (428 and 430), emailed them and enjoyed detailed conversations.

Neighbors at 428 have written in opposition and asked that our approval be contingent upon their ability to undertake a similar project. We wrote saying we support them adding to their home but hope not to have a delay to our project.





PVC poles on S. Side to show neighbors
approx height

Photo taken from Walker Court.

To help show their southern-side neighbors how the proposed wall would look from their yard, Moeller's installed 2 PVC pipes to match the approximate height of the new addition. The pipe was not visible from 11th street.

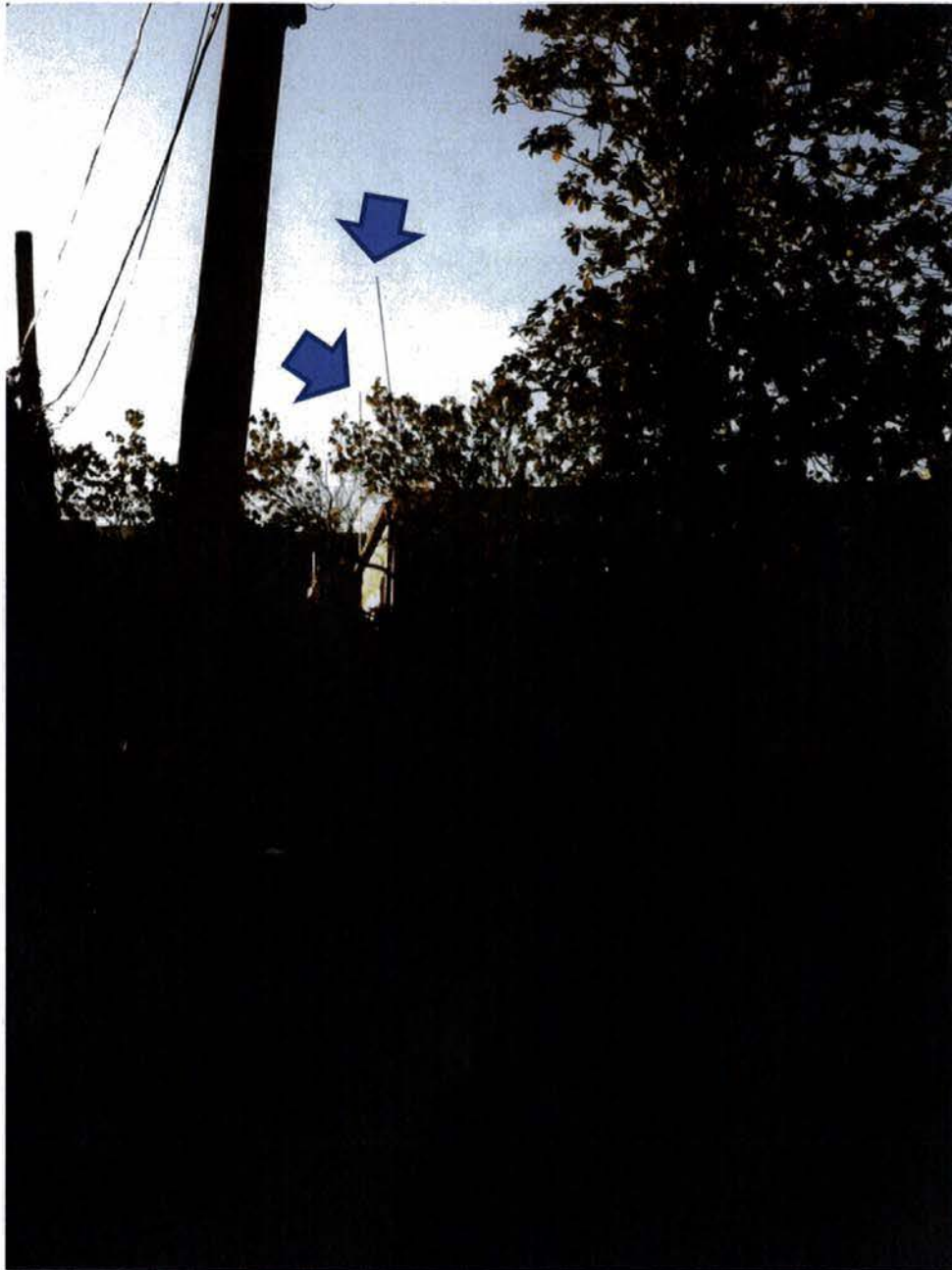


Photo taken from Walker Court.

2 PVC pipes installed to match the approximate height of the new addition. The pipe was not visible from 11th street.

In a letter dated November 6 2012 to ANC Commissioner Kirsten Oldenburg, Vonda L. Harris:

- Stated that she and her husband oppose “any (emphasis added) proposed addition or expansion of [the Moeller’s] property.” Ms. Harris has not seen our proposed plans.
- Harris sights “DCMR, Title 12 DC Building Code Supplement, Section 3307A” to imply that “*notice must be given to all affected residents of proposed addition residential construction*” and goes on to say our failure to notify them was a “lack of courtesy.”
 - a) This section of DC code relates to an actual & major construction project that is underway and that involves, for example, underpinning an adjoining wall. This section of code seems irrelevant to the current situation.
 - b) Ms. Harris and her husband were informed of our project by both the DC zoning board and by our local ANC Commissioner. They made no inquiries about the project. DC code does not mandate that we contact neighbors directly regarding a proposed addition.



Regarding Informing the Harris Family:

We did not choose to reach out to Ms. Harris or her husband directly regarding this project. Our family has little communication with the Harris couple and our limited interactions have not been positive.

Moreover, while the Harris couple has lived next door for several years, their car continues to be registered in New Jersey. We, perhaps incorrectly, assumed they legally resided in NJ and were not here long-term.

SLIDE 1 OF 4: Disputing the assertion that our project will, “*result in significant reduction in open space quality and adversely impact the privacy, and reduce the light and air...*” as stated in Ms. Harris’ November 6 letter.



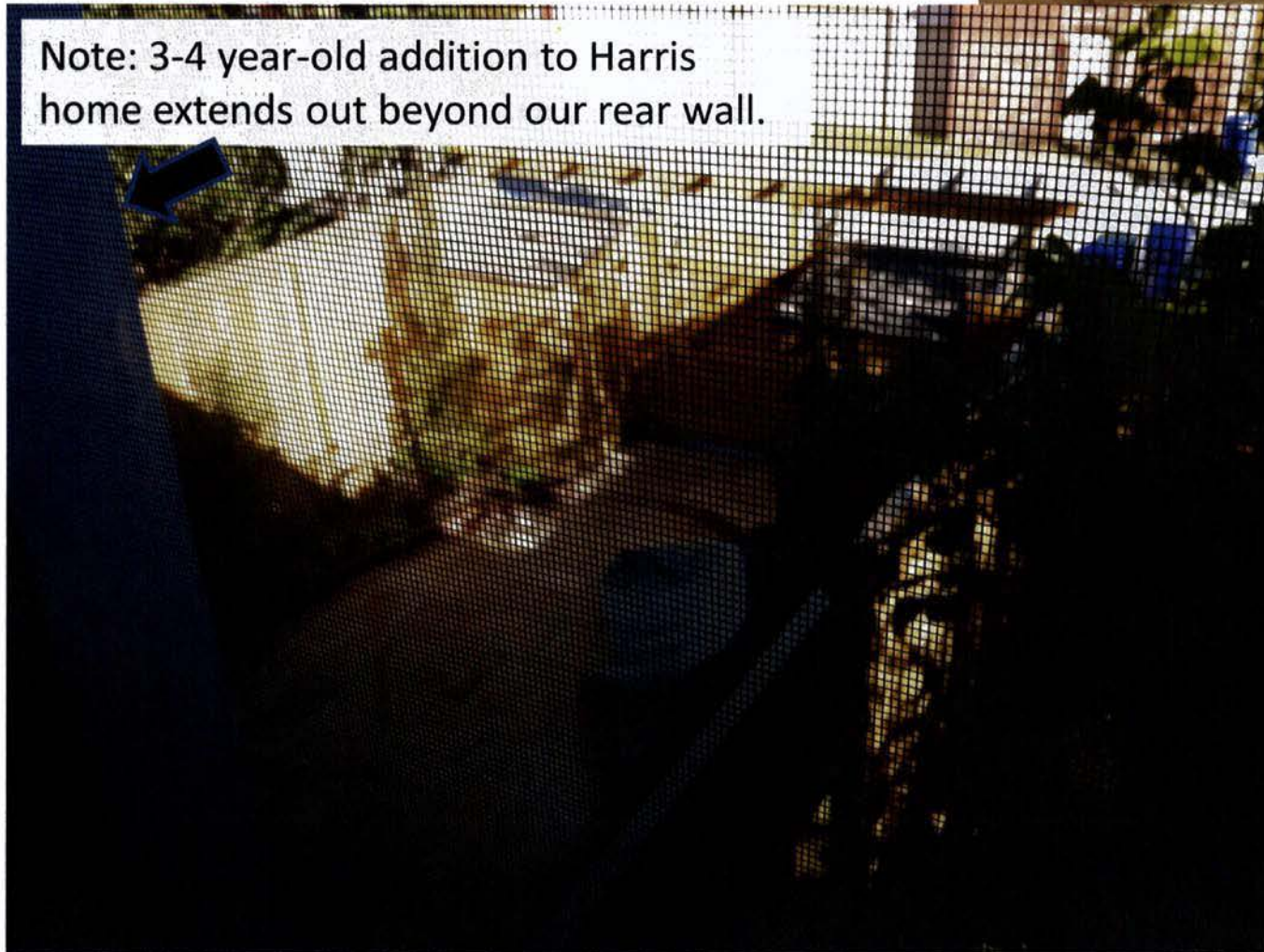
High fence on south side of neighbors yard ensures privacy – and lack of sun.

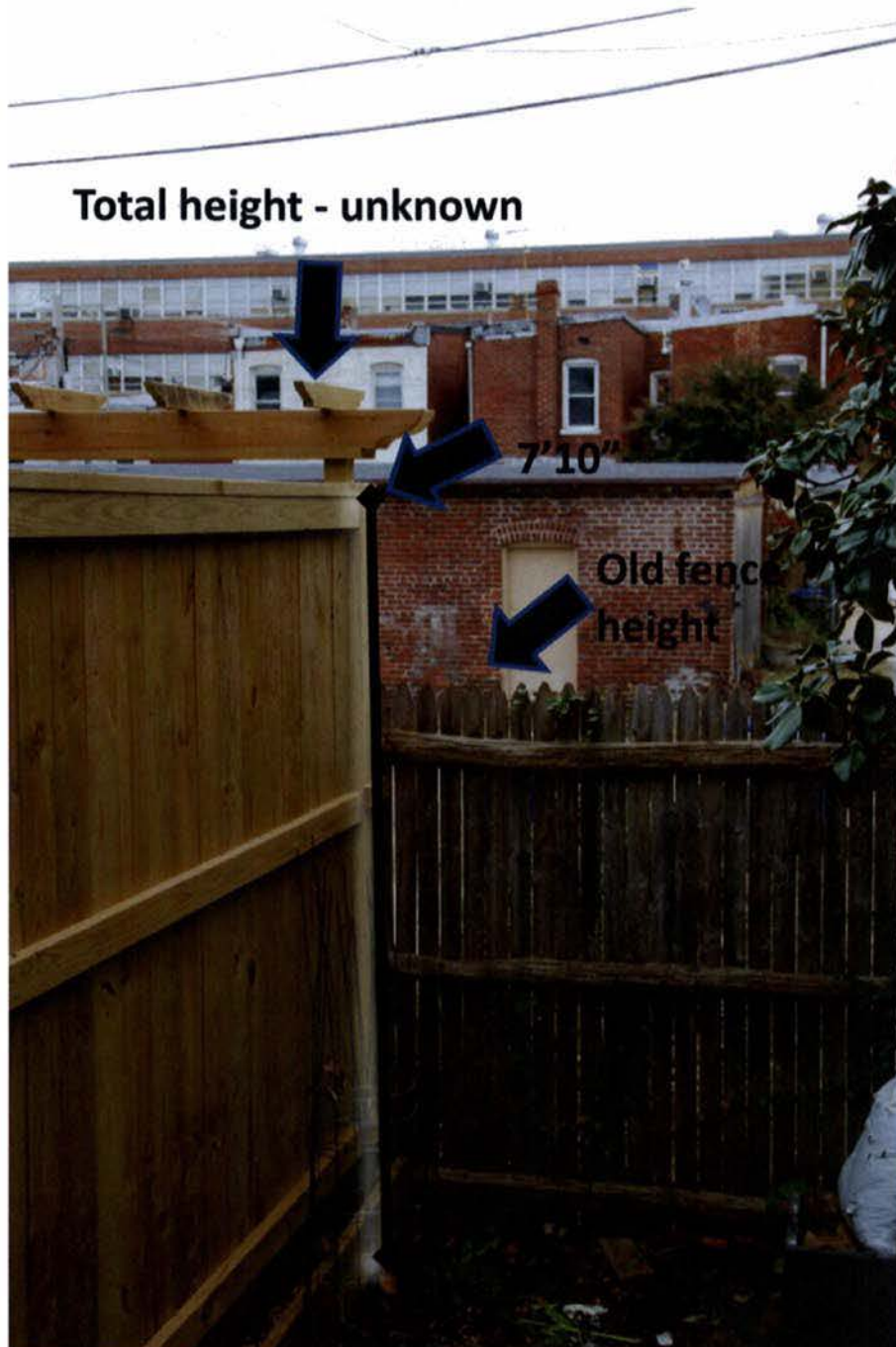
Fence installed “backwards” while I was at work with structure on our side – we did not complain. Also replaced fence that was on our property... so this fence is also on our property. Again, no complaint from us.

SLIDE 2 OF 4:

View of late afternoon November sun – with air and light blocked by neighbors 7'10" fence & by their home – at left of photo.

Note: 3-4 year-old addition to Harris home extends out beyond our rear wall.





Total height - unknown

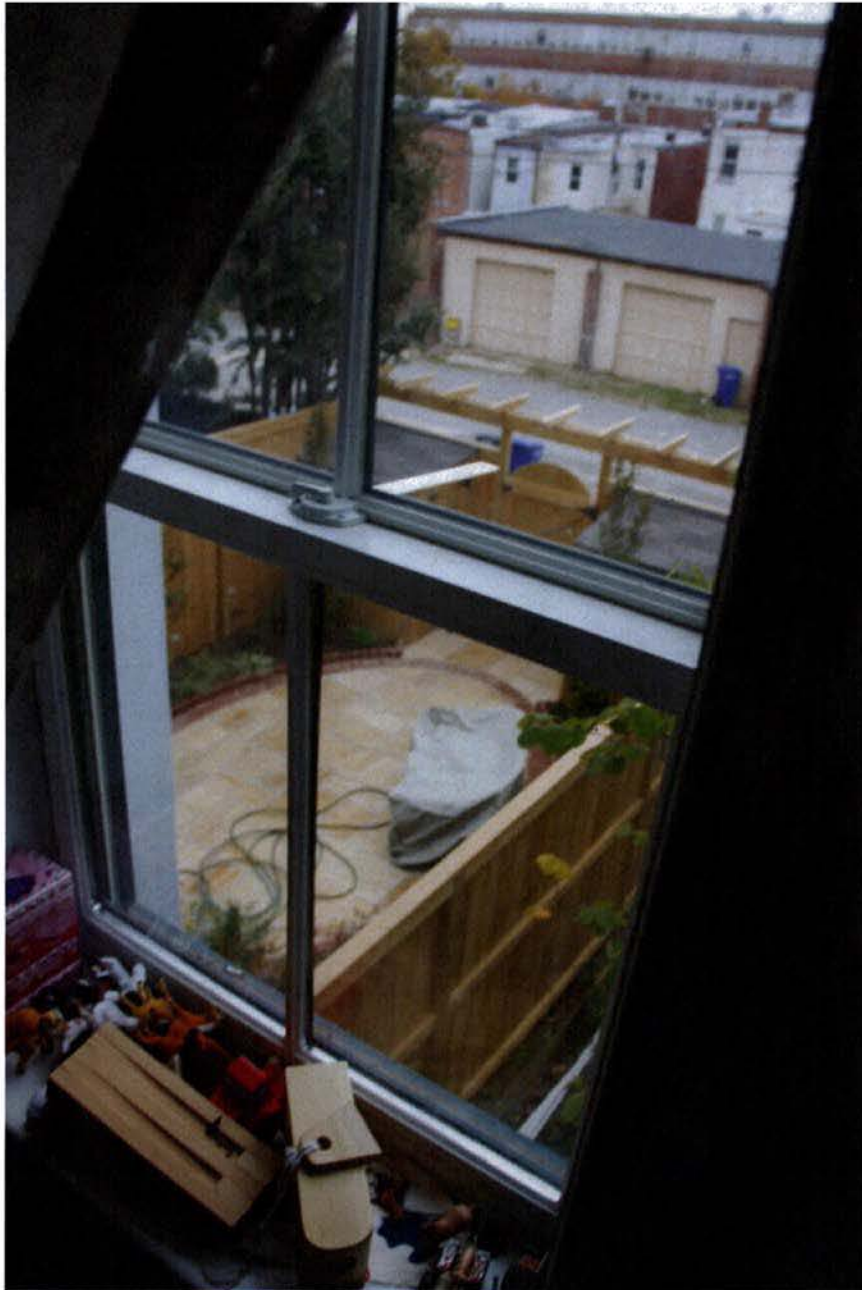
7'10"

Old fence
height

SLIDE 3 OF 4:

AIR AND PRIVACY

The new fence prohibits a great deal of air and light - and ensures their privacy.



SLIDE 4 OF 4:

PRIVACY:

Their privacy will not be additionally compromised: Our existing 2nd story windows ***already*** provide a view of the back yard of 424 11th Street. New windows on 3rd floor would have the same view – BUT will be farther away.

This issue is odd, given that their 2009 addition added a new section of their home and included new windows with a view of our yard.

The proposed roof deck would have no view of the neighbors on either side.

Nero, Richard (DCOZ)

From: Jennifer Fowler <jennifer@fowler-architects.com>
Sent: Tuesday, November 20, 2012 9:53 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA#18450, 426 11th Street SE
Attachments: 426 11th street addition.pdf.pdf

Please accept the attached supplemental information for the above-referenced Case.

Let me know if you have any questions.

Thank you,

Jennifer

Jennifer Cox Fowler, A.I.A.

Fowler Architects

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