

18566

RECEIVED
D C OFFICE OF ZONING

2013 MAY 28 AM 9:29

CHRIS FRENCH

929 5TH ST SE

March 21, 2013

Revised May 28, 2013

Mr Richard Nero

Deputy Director of Operations

District of Columbia Office of Zoning

441 4th St NW, Suite 200S

Washington, DC 20001

Dear Mr Nero,

Thank you for taking the time last week to provide guidance on process to submit a zoning variance application. Please find enclosed our application for Zoning Variance for our single-family residence located at 929 5th Street SE. The two-story rowhouse, which is our primary residence, is located in a small section of R-5-B zoning on a block dominated by higher-density 3- and 4- story rowhouses that are part of the Capper/Carrollsbury PUD-1, which has a CR zoning overlay.

The variance we are requesting is to allow us to increase the square footage of the home beyond the 1.8 FAR allowed under the R-5-B zoning. This is necessary because the existing lot area is too small to allow for even a modest-size home for a family of four. We are requesting relief from the following sections of the zoning code:

- 11-402 Floor Area Ratio (R)
- ~~11-403 Percentage of Lot Occupancy~~
- ~~11-404 Rear Yards (R)~~
- 11-2001.3 Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses

The practical difficulties that are posed by our property include the following:

- 1) The home was built in 1890, decades before zoning regulations came into effect.
- 2) The lot is both shallow and narrow, severely limiting the buildable area.
- 3) The property is land-locked on all sides, with no possibility to increase the lot size.
- 4) The existing structure has no basement, and no reasonable possibility to create one.

Further, we understand the need to respect the light and space needs of our neighbors, and will take the following measures to minimize any impacts from the expansion of our home:

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18566

EXHIBIT NO. 23

(202) 577-7511
TELEPHONE

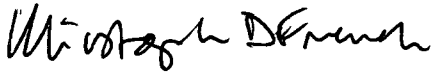
CHRISFRENCH535@ME.COM
EMAIL

929 5TH STREET SE WASHINGTON DC 20003
ADDRESS

- 1) The only property to the rear of our property has no windows on the side facing our house, therefore, the addition will not be blocking any light to homes to the rear
- 2) We have designed the addition so that the front facade is set back from the existing front facade of our house and the rest of the rowhouses in our set

It is our sincere intention to renovate the property in a way that is in concert with the scale of homes on our block, and to not negatively impact neighbors' access to air and light. This addition will allow our newly-expanded family to remain in the neighborhood we love for a long time to come.

Sincerely yours,



Chris French

Encl.: Application for Variance / Special Exception with Attachments

CONTENTS

Form 120, Application for Variance / Special Exception

Attachment A Form 135 - Zoning Self-Certification

Attachment B. Property Plat

Attachment C Plans and Elevations

Attachment D Use of Structure

Attachment E Burden of Proof

Attachment F Images

Attachment G Mailing Addresses

Attachment H Leases

Attachment I Certificate of Occupancy

PAGE 3

Attachment A: Form 135 - Zoning Self-Certification

A completed copy of Form 135, certified by an Architect registered in the District of Columbia, is attached 5/28/13. Revised as noted on page 2 of the form.

(202) 577-7511
TELEPHONE

CHRISFRENCH535@ME.COM
EMAIL

929 5TH STREET SE WASHINGTON, DC 20003
ADDRESS

DISTRICT OF COLUMBIA

FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
929 5th Street SE	0824	0031	R-5-B

Single-Member Advisory Neighborhood Commission District(s): 6D07 - David Garber

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☒ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections	11-402; 403; 404; 2001.3	11-402; 403; 404; 2001.3	

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

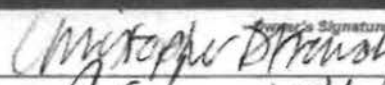
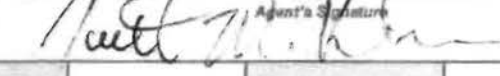
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

	Owner's Name (Please Print)	Chris French
	Agent's Name (Please Print)	Jonathan Kuhn, AIA
Date: 03.06.13	D.C. Bar No.	or Architect Registration No. ARC 101029

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

- ☐ Accepted for filing.
- ☐ Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
- ☐ Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
Explanation _____

Signature	Date
-----------	------

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

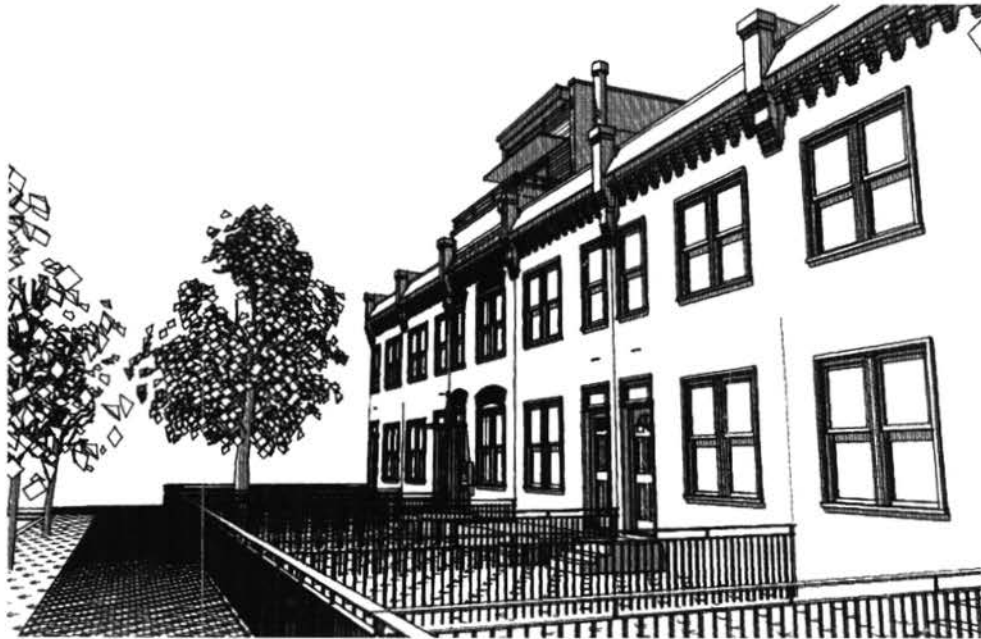
ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	698	N/A	N/A	No change	No change
Lot Width (ft. to the tenth)	13.9'	N/A	N/A	No change	No change
Lot Occupancy (building area/lot area)	69.5%	N/A	60%	No change	No change
Floor Area Ratio (FAR) (floor area/lot area)	1.5	N/A	1.8	2.1	0.3
Parking Spaces (number)	None	N/A	N/A	N/A	N/A
Loading Berths (number and size in ft.)	None	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	0'	N/A	N/A	No change	No change
Rear Yard (ft. to the tenth)	12.7'	15'	N/A	No change	No change
Side Yard (ft. to the tenth)	0'	N/A	N/A	No change	No change
Court, Open (width by depth in ft.)	1'10"x13'6"	5' W min.	N/A	No change	No change
Court, Closed (width by depth in ft.)	None	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	25.3'	N/A	50'	35'	None

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



Attachment C: Site Plan and Elevations

Proposed preliminary site plan and elevations follow 5/28/13. Revised as noted.

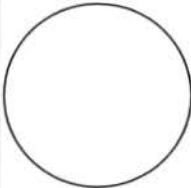


ZONING SUBMISSION:
5th STREET ROWHOUSE
929 5th St SE, Washington, DC 20003

DRAWING INDEX

- Z1 ZONING COVER SHEET
- Z2 SITE PLAN - ZONING
- Z3 PROPOSED BUILDING SECTION
- Z4 PROPOSED ELEVATION
- Z5 PROPOSED ELEVATION
- Z6 PROPOSED FLOOR PLANS

Chris French
909 5TH STREET SE, WASHINGTON, DC 20003
PH: 202.577.7511



MARK	DATE	DESCRIPTION
1	3/21/13	ZONING APP
2		
3		
4		
5		
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9		
10		

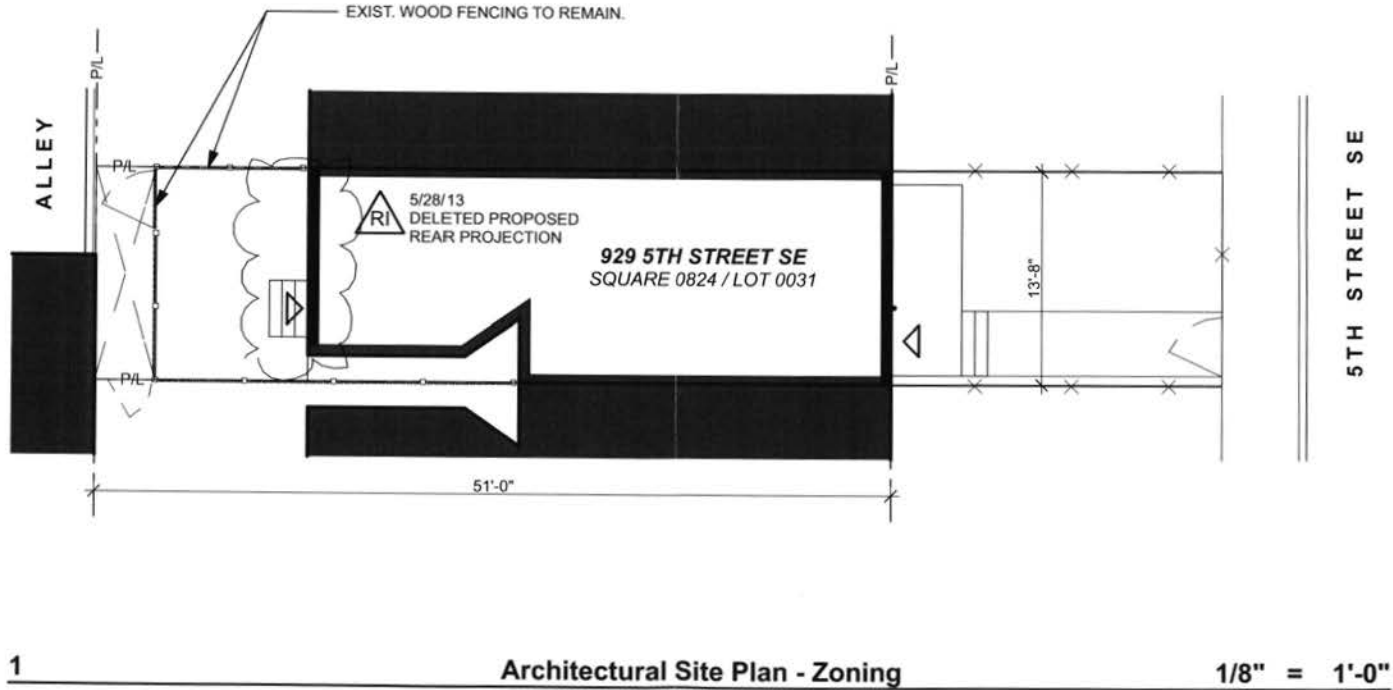
5th ST ROWHOUSE
929 5th St SE, Washington, DC
CLIENT: FRENCH

PROJECT NO:	13.001
FILE NAME:	929 5th Third Floor No Rear Projection
DRAWN BY:	COF
CHECKED BY:	COF
COPYRIGHT:	FRENCH STUDIOS 2013

SHEET TITLE

Zoning Cover
Sheet
Z1

SHEET 21 OF 26



Note: Content provided in this drawing is for reference information only. See the submitted plat for official lot & building dimensions.

MARK	DATE	DESCRIPTION
RI	5/28/13	ZONING REV.
3		
2		
1	3/7/13	ZONING APP

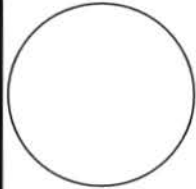
5th ST ROWHOUSE
929 5th St SE, Washington, DC
CLIENT: FRENCH

PROJECT NO.
13.001
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CHECKED BY: CCF
COPYRIGHT: FRENCH STUDIOS 2013

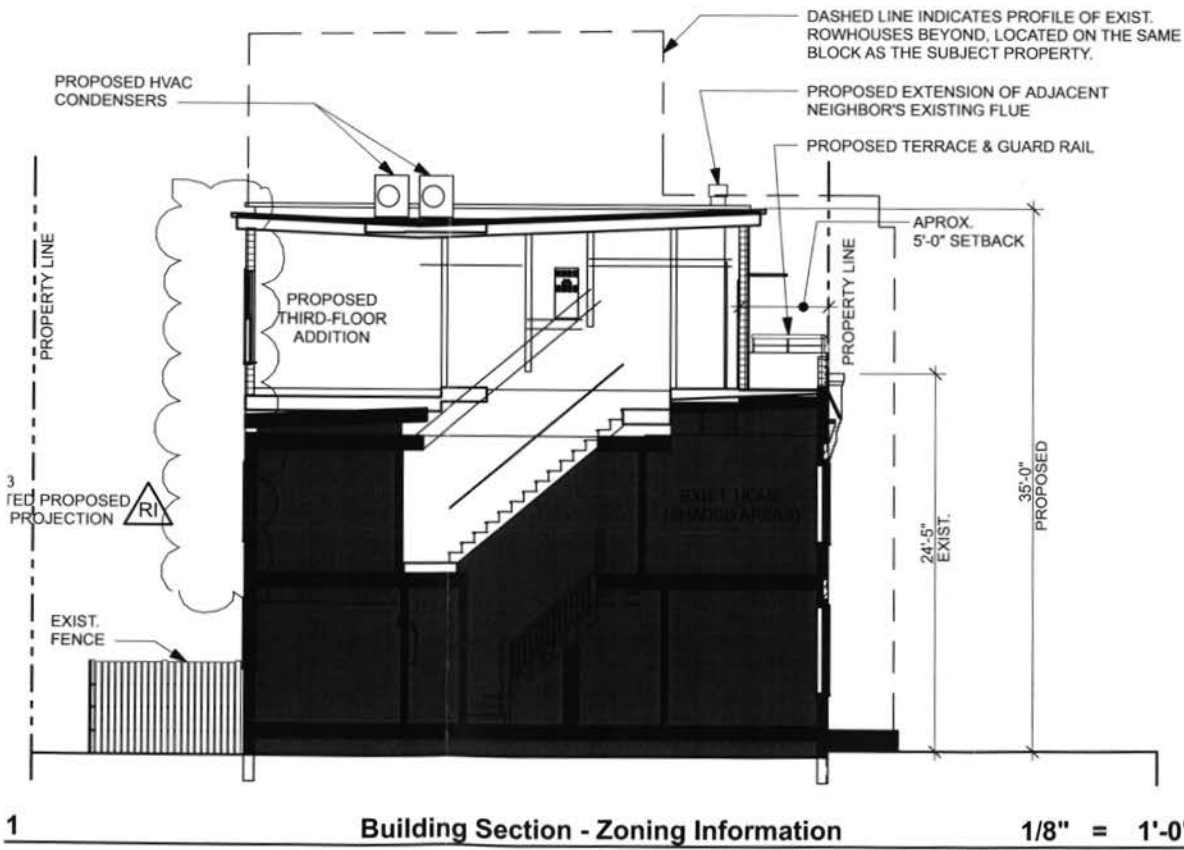
SHEET TITLE

Site Plan -
Zoning
Z2

SHEET 22 OF 26



Chris French
929 5TH STREET SE, WASHINGTON, DC 20003
PH: 202.577.7511

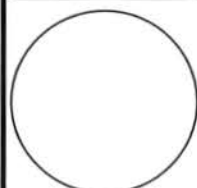


MARK	DATE	DESCRIPTION
1	3/21/13	ZONING APP.
2		
3		
RI	5/28/13	ZONING REV.

PROJECT NO:	13.001
FILE NAME:	929 5th-Third Floor No Rear Projection
DRAWN BY:	COF
CHECKED BY:	COF
COPYRIGHT:	FRENCH STUDIOS 2010

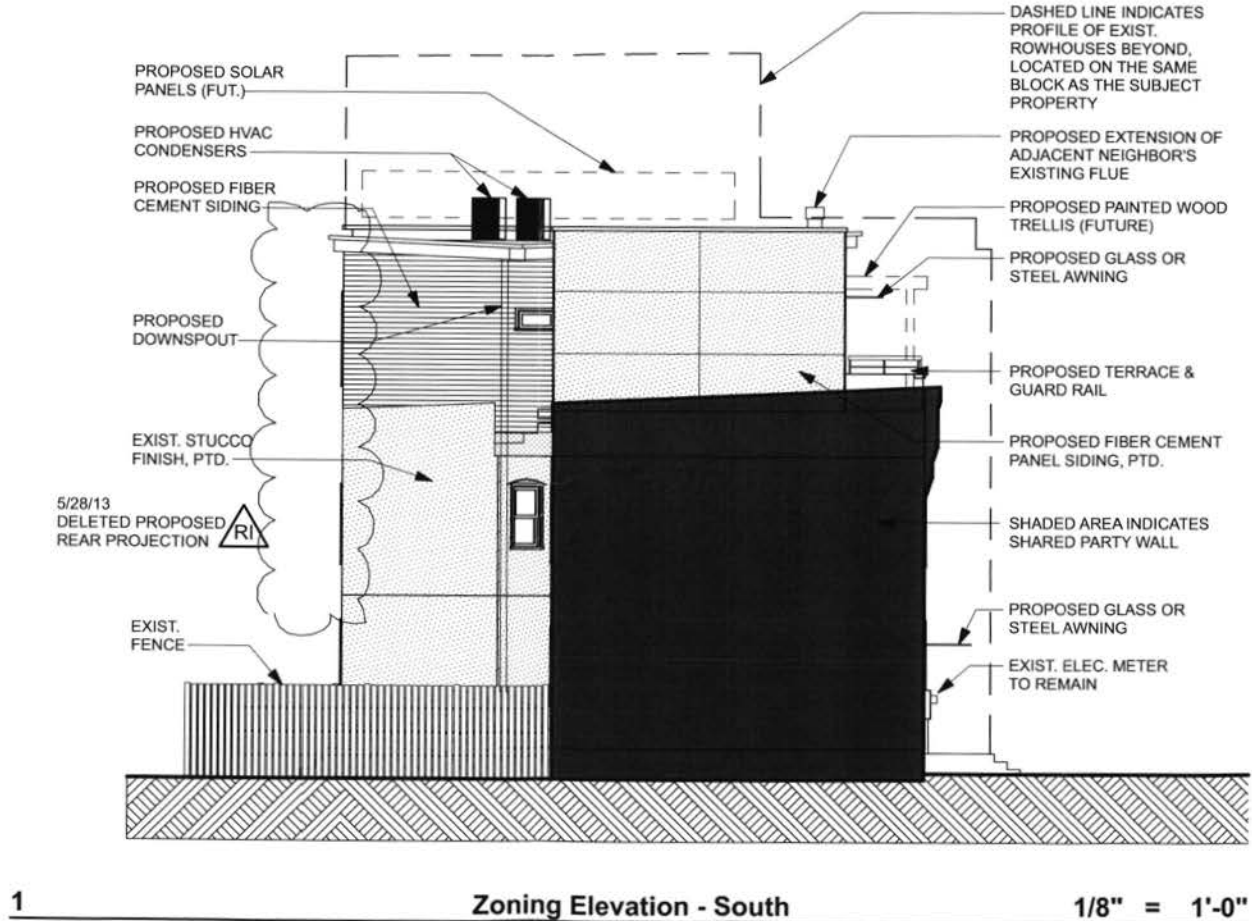
SHEET TITLE	Building Section - Zoning
	Z3
SHEET 23 OF 26	

5th ST ROWHOUSE
929 5th St SE, Washington, DC
CLIENT: FRENCH



Chris French
929 5th STREET SE, WASHINGTON, DC 20003
PH: 202.577.7511

Macintosh HD:Users:FrenchStudios:Dropbox:1 HOME:929 5th St:Design:Full Build:929 5th-Third Floor No Rear Projection.pln



MARK	DATE	DESCRIPTION
1	3/21/13	ZONING APP
2		
3		
RI	5/28/13	ZONING REV.

5th ST ROWHOUSE
929 5th St SE, Washington, DC
CLIENT: FRENCH

PROJECT NO:
13.001

FILE NAME: 929 5th-Third Floor No Rear Projection
DRAWN BY: CCF
CHECKED BY: CCF
COPYRIGHT: FRENCH STUDIOS 2010

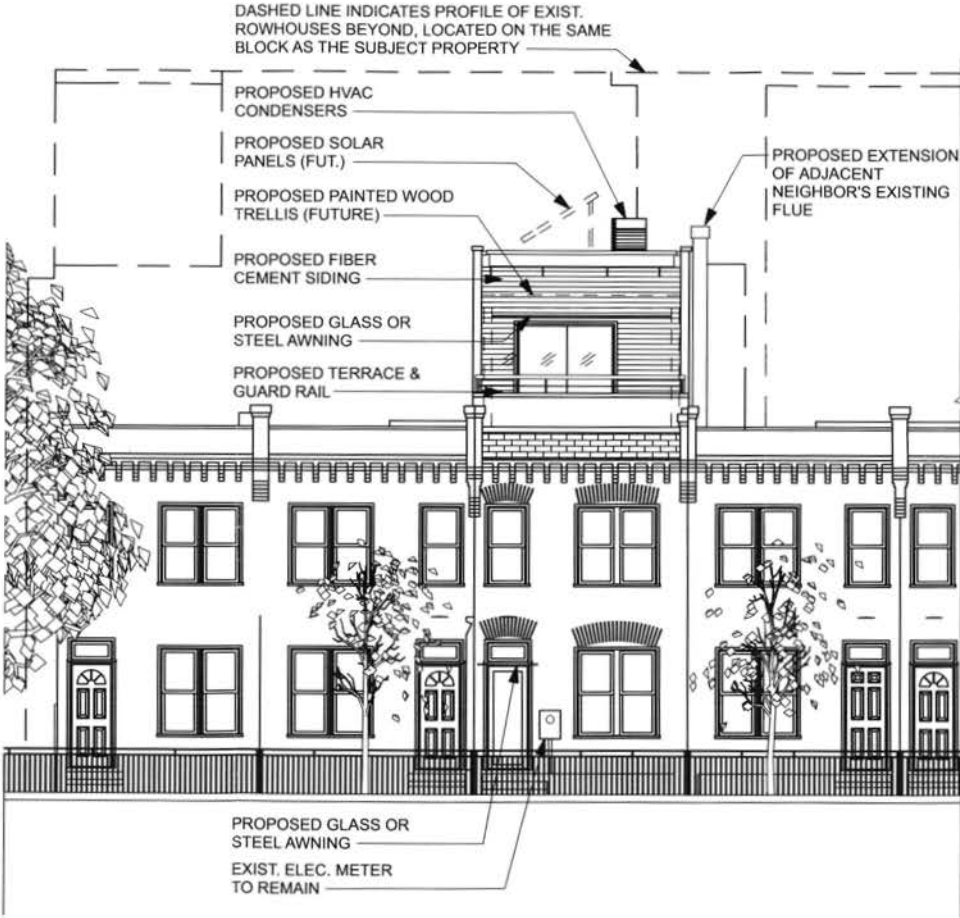
SHEET TITLE

Proposed Elevations

Z4

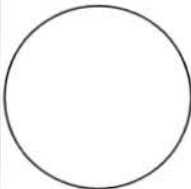
SHEET 24 OF 26

Chris French
929 5TH STREET SE, WASHINGTON, DC 20003
PH: 202.577.7511



1 Zoning Elevation - West 1/8" = 1'-0"

Chris French
909 5TH STREET SE, WASHINGTON, DC 20003
PH: 202.577.7511



MARK	DATE	DESCRIPTION
1	3/2/13	ZONING APP.
2		
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10		

5th ST ROWHOUSE
929 5th St SE, Washington, DC
CLIENT: FRENCH

PROJECT NO.	13.001
FILE NAME:	929 5th-Third Floor No Rear Projection
DRAWN BY:	CFP
CHECKED BY:	CFP
COPYRIGHT:	FRENCH STUDIOS 2010

SHEET TITLE

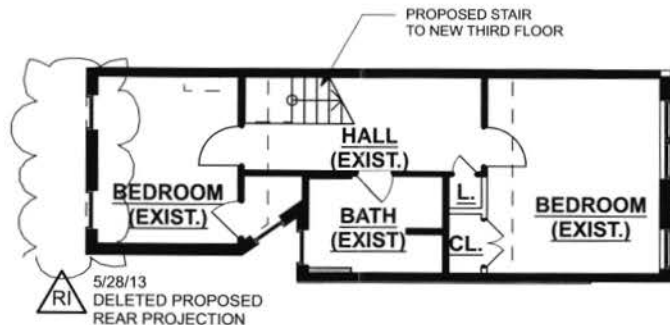
Proposed
Elevation

25

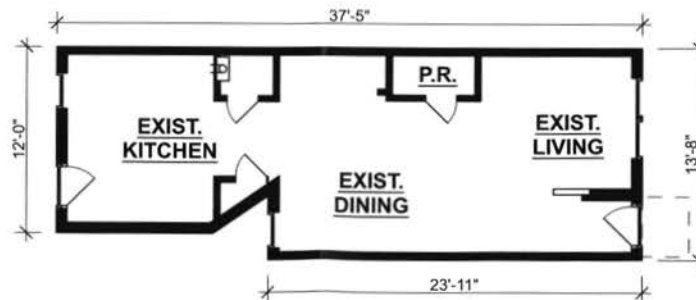
SHEET 25 OF 26



1 Third Floor Plan (Proposed) 1/8" = 1'-0"



2 Second Floor Plan (Exist.) 1/8" = 1'-0"



3 First Floor Plan (Exist.) 1/8" = 1'-0"

FLOOR AREA CALCULATIONS

BUILT AREA FLOOR	EXISTING	PROPOSED
THIRD	0 GSF	421 GSF
SECOND	485 GSF	485 GSF
FIRST	485 GSF	485 GSF
SUBTOTAL	970 GSF	1,391 GSF
NON-CONFORMING OPEN COURT FLOOR	EXISTING	PROPOSED
THIRD	0 SF	25 SF
SECOND	25 SF	25 SF
FIRST	25 SF	25 SF
SUBTOTAL	50 SF	75 SF
TOTAL	1,020 SF	1,466 SF
LOT	698 SF	698 SF
FAR	1.5	2.1

5/28/13
DELETED PROPOSED REAR PROJECTION; ADDED AREA OF NON-CONFORMING OPEN COURTS

Chris French
809 5TH STREET SE, WASHINGTON, DC 20003
PH: 202.577.7511

5th ST ROWHOUSE
929 5th St SE, Washington, DC
CLIENT: FRENCH

PROJECT NO.
13.001

FILE NAME: 929 5th-Third Floor No Rear Projection
DRAWN BY: CDF
CHECKED BY: CDF
COPYRIGHT: FRENCH STUDIOS 2010

SHEET TITLE

Proposed
Floor Plans

26

SHEET 26 OF 26

Attachment E: Burden of Proof*Revised 5/28/13:*

Since our initial submission to BZA on 3/21/13, we've spent a fair amount of time on outreach to the community and other stakeholders. We've attended meetings of ANC 6D, the Zoning Committee of the Capitol Hill Preservation Society, the Capitol Quarter Phase 1 HOA, and numerous individual meetings with neighbors and ANC Commissioners. Over the course of these discussions, we've received lots of positive feedback - particularly from our neighbors - and we've made the following revisions to our proposal in order to accommodate the concerns of others including the Office of Planning:

- 1) We have eliminated the proposed 2' extension of the second and third floors to the rear of the building. In doing this, we have dropped our requests for Zoning Variances to increase lot coverage (11-403) and to decrease the depth of our rear yard (11-404). Our request is now only for a variance in the FAR (11-402), and to allow us to improve an existing non-conforming structure (11-2001.3).
- 2) At two different meetings neighbors made a request that we replace the proposed open handrail at the terrace with a solid wall, consistent with the terraces in the surrounding Capitol Quarter neighborhood. We have amended our design to include this revision

The Office of Planning has requested that we more directly address within this "Burden of Proof" the following three questions:

- 1) *What is the exceptional situation resulting in practical difficulty?* Our primary cause of difficulty is the lot size. When this rowhouse was completed in the late 19th century, the needs of families were much different than they are in the 21st century. In particular, multiple members of families shared bedrooms, where a family of four today needs at a minimum three modest bedrooms and often an office for a parent working from home. Modern homes typically require at least two full baths for families, while in the late 19th century a single small bath sufficed. Most of the rowhouses on our block, built within the last few years under a PUD overlay, are built with 100% lot coverage and therefore can be built large enough to accommodate modern families without being hindered by the small lot. At our lot size of 698 SF with a maximum of 60% lot coverage under R-5-B, it is exceedingly difficult to build a modest three-bedroom home for our family of four.
- 2) *Will there be substantial detriment to the public good?* We don't believe so; First, the new home will still be substantially smaller than most of the rowhouses on our block. Second, we have received extensive support from neighbors as evidenced by the support letters we have provided with this revision to our application. Third, by enlarging a home that is currently too small to support a small family, we are providing an economic benefit to the neighborhood. We (and the families that follow) will be able to remain in the neighborhood and support the growing school district here.
- 3) *Will there be substantial harm to the zoning regulations?* No. In fact, over the decades of development and re-development in the area of Southeast Washington bounded by the freeway to the north, the Anacostia River to the south, and South Capitol Street to the west,

the entire R-5-B zone has eroded to a few small pockets and no longer constitutes a "zone." For example, our portion of remaining R-5-B zoning consists of only 11 homes on contiguous lots on 5th Street SE and is surrounded for several blocks in every direction by higher-density zoning. If anything, the R-5-B zone is now an anomaly rather than the basis for community development in this area of Southeast DC.

Granting this application will not cause substantial detriment to the public good. The physical characteristics of the property make it difficult for the owner to use the property as a single-family residence due to the severely constrained lot size. The residence was originally built ca. 1890, many years before zoning regulations took effect, and because of the under-sized lot the owners are unable to build by right an addition to meet the modest needs of a family of four. The property is land-locked on all sides, with no possibility to increase the lot size. There is no basement and no reasonable opportunity to build one. The existing structure, at less than 1,000 GSF, is currently nonconforming per sections 403 and 404.

Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The home remains a modest single-family residence, significantly smaller than many of the homes on similar-sized lots on the same block.

Specifically, this application meets the specific tests identified in the Zoning Regulations as follows:

- a) The addition has been designed so that the light and air available to neighboring properties will not be unduly affected. The rear (east facade) of the addition faces onto an existing four-story window-less wall, with an alley to the northeast. North and south of the proposed addition are rooftops of existing adjacent rowhouses.
- b) The privacy of use and enjoyment of neighboring properties will not be unduly compromised. The property will remain single-family, with zero impact on traffic, noise, lighting, etc.
- c) The proposed addition will not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The existing 2-story residence is located in a small section of R-5-B zoning surrounded on all sides by the Capper Carrollsburg PUD. With the exception of the 11 existing two-story homes in the R-5-B zone on the 5th Street side of the block, all of the residences on the block and on adjacent blocks are 3- and 4-story rowhouses with 100% lot coverage. Further, we have designed the new third floor addition to be set back from the front facade of the existing two-story homes in our row in order to minimize the visual impact. While we are sacrificing useable space by doing that and there is no code or zoning requirement for a front set-back, we feel that it helps to differentiate the addition from the existing homes and maintain the character of the existing homes.
- d) We have provided documents with this submission, including site plans, elevations and photographs, that represent the relationship of the proposed addition to adjacent buildings and views from public ways that we feel support the compliance with the full intentions of section 11-223 of the Zoning Regulations.

May 14, 2013

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th Street, NW
Washington DC 20001

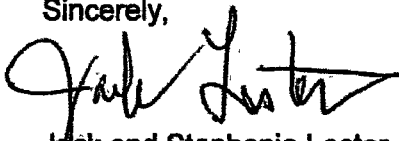
Re: 929 5th Street, SE - Zoning Variance Application

Dear Mr. Nero:

I am a neighboring property owner to the applicants residing at 311 K Street, SE. We understand the French's are seeking zoning relief relating to 1) floor area ratio, 2) percentage of lot occupancy, 3) rear yards, and 4) limitations on enlargements or additions to nonconforming structures devoted to conforming uses.

My wife and I have reviewed the building plans and the specific requests for relief. We believe the proposed improvements to the property are consistent with the neighborhood and will further enhance it. We strongly support this variance request and recommend the BZA grant its approval.

Sincerely,



Jack and Stephanie Lester
311 K Street, SE

To whom it concerns:

I am writing in support of the concept of expanding the property adjoining mine, at 929 5th St. SE in Washington, DC, which I expect will harmoniously fit with other existing homes in the neighborhood, so long as I am satisfied the following conditions are met: structural capacity concerns I have about adding weight to the homes' shared party walls; concerns about potential liability to me if workers access the project from my roof or use my roof for any other reason and get hurt while on my property; concerns I have about potential damage to my roof or anywhere else on my property caused by the proposed construction activity; concerns I have about maintaining the workability of my existing fireplace and flue, which runs up the homes' shared party wall and would need to be extended because of the addition.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron E. Lorenzo". The signature is fluid and cursive, with the first name "Aaron" being more prominent than the last name "Lorenzo".

Aaron E. Lorenzo
927 5th St. SE

May 9, 2013

Lexer Quamie
931 5th Street, SE
Washington, DC 20003
liquamie@gmail.com

Re: Zoning Application Number 18566

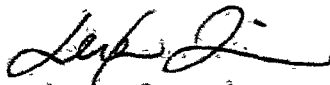
To whom it may concern:

I am the owner of the home sharing the wall to the south of 929 5th Street SE. I received the notice of the application to add a third floor to the premises of 929 5th Street SE. I do not believe that a third floor addition would be a detriment to the neighborhood. Expanding the space of the home has many advantages and I support this idea as long as it's completed in compliance with all applicable city codes and my concerns below are addressed.

As the construction relates to my adjoining property, I have a few concerns, specifically:

- structural capacity concerns with additional pressure to the shared party walls, especially given that our homes were both constructed around the year 1890
- being protected from damage to my roof or walls caused by the renovation
- liability if workers or contractors retained by my neighbor access the subject property (with or without my permission) from my roof or use my roof for any other reason and are hurt while on my property

Regards,



Lexer Quamie

920 4th Street, SE
Washington, DC 20003

May 22, 2013

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th St NW, Suite 200S
Washington, DC 20001

Dear Mr. Nero:

I am writing in support of the zoning variance exception requested by Chris and Anya French at 929 Fifth Street SE. My home is very near to the French family home, with my back porch facing the row of homes that the French's live in. I understand that Mr. and Mrs. French are requesting relief from the following sections of the zoning code: square footage allowances beyond those called for by R-5-B zoning; 11-402: Floor Area Ratio (R); 11-403: Percentage of Lot Occupancy; 11-404: Rear Yards (R); and 11-2001.3: Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses.

I believe that the proposed addition to the French home meets the standard of fitting in with the surrounding neighborhood. While this may not have been the case even five years ago, as you know the neighborhood has changed. The French home is surrounded on all sides by very large Capitol Quarter homes that are at minimum 3 stories high in addition to being large footprints. The French plans are appropriate for the neighborhood and make it very similar to the surrounding homes of the Capitol Quarter development in which I live. I do not believe it will negatively limit the light of its surrounding neighbors; I also believe that their proposal will minimize the impact of the addition in all other ways on the surrounding homes.

As a neighbor and DC resident, I believe that any investment in the original homes in my neighborhood enhances the value of the entire neighborhood. I also believe that allowing the French family to expand their property will benefit the District and fellow taxpayers. I urge you to support the requested variance exceptions.

Sincerely,



Beth Leonard
920 4th Street SE
202.441.7985
bethaleonard@gmail.com

May 21, 2013

Chris VanArsdale
2308 19th Street NW
Washington, DC 20009

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th St NW, Suite 200S
Washington, DC 20001

Re: BZA Application no 18566

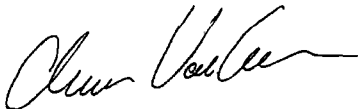
Dear Mr. Nero:

I am writing in support of the zoning variance requested by Chris and Anya French at 929 Fifth Street SE. I am not a neighbor, but as past Executive Director of the Canal Park Development Association and lead developer of Canal Park, I have become intimately familiar with the Capitol Riverfront neighborhood. I understand that Mr. and Mrs. French are requesting relief from the following sections of the zoning code:

- Square footage allowances beyond those called for by R-5-B zoning,
- 11-402: Floor Area Ratio (R)
- 11-403: Percentage of Lot Occupancy
- 11-404: Rear Yards (R)
- 11-2001.3: Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses

I have reviewed the proposed plans and believe that their home, once completed according to the proposed design, will be in harmony with the surrounding neighborhood and will further enhance the quality of the community. I strongly support this variance request and recommend its approval as submitted.

Regards,

A handwritten signature in black ink, appearing to read "Chris VanArsdale", with a stylized, flowing script.

Chris VanArsdale

328 I Street SE
Washington, DC 20003
May 21, 2013

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th St NW, Suite 200S
Washington, DC 20001

Dear Mr. Nero:

I am writing in support of the zoning variance exception requested by Chris and Anya French at 929 Fifth Street SE. I live close to their house at 328 I Street SE. I understand that Mr. and Mrs. French are requesting relief from the following sections of the zoning code: square footage allowances beyond those called for by R-5-B zoning; 11-402: Floor Area Ratio (R); 11-403: Percentage of Lot Occupancy; 11-404: Rear Yards (R); and 11-2001.3: Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses.

Although the French's home was constructed when large families lived in small homes out of economic necessity, today such housing is nonfunctional for modern families. I believe that the proposed addition to the French home is appropriate for the neighborhood and makes it very similar to the surrounding homes of the Capitol Quarter development in which I live. I do not believe it will negatively limit the light of its surrounding neighbors; I also believe that their proposal will minimize the impact of the addition in all other ways on the surrounding homes.

As a neighbor and DC resident, I believe that any investment in the original homes in my neighborhood enhances the value of the entire neighborhood. I also believe that allowing the French family to expand their property will benefit the District and fellow taxpayers. I urge you to support the requested variance exceptions.

Please let me know if you have any questions.

Sincerely,

Brian Huseman
Brian.Huseman@gmail.com
202.345.2067

318 I Street SE
Washington, DC 20003
May 8, 2013

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th St NW, Suite 200S
Washington, DC 20001

Dear Mr. Nero:

I am writing in support of the zoning variance exception requested by Chris and Anya French at 929 Fifth Street SE. I live around the corner from them at 318 I Street SE. Mr. and Mrs. French are requesting relief from the following sections of the zoning code:

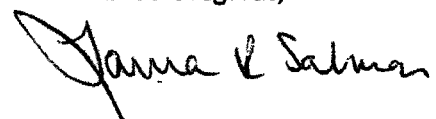
- Square footage allowances beyond those called for by R-5-B zoning;
- 11-402: Floor Area Ratio (R)
- 11-403: Percentage of Lot Occupancy
- 11-404: Rear Yards (R)
- 11-2001.3: Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses.

Mr. and Mrs. French's home was constructed in the late 19th century, at a time when large families lived in very small dwellings out of economic necessity. Such housing stock has become obsolete by 21st century standards for families. The addition the Frenchs are proposing is appropriate for the neighborhood – in fact it makes their home very similar to the homes in the surrounding development of Capitol Quarter, of which I am a resident. It is proposed in such a way as to not negatively limit the light of its surrounding neighbors and to minimize the impact of the addition in all other ways on the surrounding homes.

As a homeowner and taxpayer, I believe that any investment in the original stock homes in my neighborhood enhances the value of the entire neighborhood, including my home. I would also like the District to benefit from the expanded property and income taxes that the Frenchs will pay as a result of being allowed to increase the size of their home and to stay in the District as they raise their family.

I appreciate your consideration of their request. If you would like to contact me with any questions regarding my letter of support please feel free to call me at 202-646-0330 or e-mail me at laura@salmon.us.com.

With best regards,



Laura R. Salmon

328 I Street SE
Washington, DC 20003
May 21, 2013

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th St NW, Suite 200S
Washington, DC 20001

Dear Mr. Nero:

I am writing in support of the zoning variance exception requested by Chris and Anya French at 929 Fifth Street SE. I live close to their house at 328 I Street SE. I understand that Mr. and Mrs. French are requesting relief from the following sections of the zoning code: square footage allowances beyond those called for by R-5-B zoning; 11-402: Floor Area Ratio (R); 11-403: Percentage of Lot Occupancy; 11-404: Rear Yards (R); and 11-2001.3: Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses.

Although the French's home was constructed when large families lived in small homes out of economic necessity, today such housing is nonfunctional for modern families. I believe that the proposed addition to the French home is appropriate for the neighborhood and makes it very similar to the surrounding homes of the Capitol Quarter development in which I live. I do not believe it will negatively limit the light of its surrounding neighbors; I also believe that their proposal will minimize the impact of the addition in all other ways on the surrounding homes.

As a neighbor and DC resident, I believe that any investment in the original homes in my neighborhood enhances the value of the entire neighborhood. I also believe that allowing the French family to expand their property will benefit the District and fellow taxpayers. I urge you to support the requested variance exceptions.

Please let me know if you have any questions.

Sincerely,

Brian Huseman
Brian.Huseman@gmail.com
202.345.2067

Richard S. Nero, Jr.
Deputy Director of Operations
Office of Zoning
441 4th Street, N.W., Suite 200/210-S
Washington, D.C., 20001

Dear Mr. Nero,

This letter is in response to Application Number 18566 of Christopher D. French and Anya Landau French, pursuant to D.C.M.R. § 3103.2 for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, a variance from the nonconforming structure requirements under subsection 2001.3, to allow a third floor addition to an existing one-family row dwelling in the R-5-B District at premises 929 5th Street, S.E. (Square 824, Lot 31).

My wife, Anjelina Keating, and I would like to express our support of these variances for this project. This project would fit in well visually in Capitol Hill, where adjacent homes are of varying heights, as well as the character of the immediate neighborhood, as the five square blocks surrounding this premise were recently redeveloped by the city using a HOPE VI grant from HUD. The new row houses built are all between three and four levels. The French's proposed design would look very similar to the new homes constructed on this square and surrounding squares and would give the family much needed space. In a city with limited real estate, up is really the only way for a family to expand and still stay within the city.

The project would benefit the neighborhood by allowing a growing family to stay and contribute to the community. All of the new development in the past few years has enabled many families with school-aged children to move into this neighborhood and the residents have been working closely with DCPS to re-open Van Ness Elementary, located a block away from this premise. Allowing a family with a vested interest in this school to stay in the area will help to ensure that Van Ness is a success within the DCPS system. The dollars the growing family spends on necessities and luxuries will also stay in the neighborhood and in DC and support local businesses and city revenues.

This project will help our neighborhood by continuing to encourage families to live here and will contribute to a safe and family-friendly environment. We hope you will grant the French's the appropriate variances. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Michael Hess". The signature is written in a cursive, slightly slanted style.

Michael Hess
911 5th Street, S.E.
Washington, D.C., 20003

24 May 2013

Sir / Ma'am,

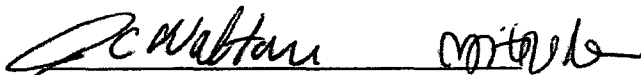
I am writing this letter in support of Anya and Chris French's request to add an additional floor to their home. As good neighbors and contributing members of the community, both my wife and I have grown to know them and consider them family friends; our children enjoy their play dates together. It would be unfortunate if they decided to leave the neighborhood in search of a larger home to support their growing family.

The District of Columbia has benefitted from EYA's commercial investment into the WNY community; the next step in continued development is from private investment by home owners that want to raise their family in Capitol Quarter - as opposed to investors buying older rowhomes for the purpose of turning them into rental units.

Van Ness Elementary School is slated to open in 2015 to support the growing number of families; I think the collective direction of the ANC commission, the Office of Planning, and the Zoning Board should be to support families moving into the community, investing in their homes, and contributing to the community — just as the French family has done.

From an aesthetic stand point, I look forward to what the new three floor structure will look like and (much like the neighborhood north of the freeway) welcome the architectural diversity it will bring to the community. The majority of the surrounding EYA homes are four floors so it is unlikely the new three-floor structure will obstruct views of the senior citizens' home on 5th street SE or the freeway.

Sincerely,
The Walton's



J. Claiborne Walton & Monita Walton
909 5th St SE
Washington, DC 20003

May 27, 2013

Anne Jardine
924 3rd PI SE
Washington, DC 20003

Mr. Richard Nero
Deputy Director of Operations
District of Columbia Office of Zoning
441 4th St NW, Suite 200S
Washington, DC 20001

Re: Zoning Variance Application no. 18566

Dear Mr. Nero:

I am writing in support of the zoning variance exception requested by Chris and Anya French at 929 Fifth Street SE. I live around the corner from them in the Capitol Quarter neighborhood. I understand that Mr. and Mrs. French are requesting relief from the following sections of the zoning code:

Square footage allowances beyond those called for by R-5-B zoning

- 11-402: Floor Area Ratio (FAR)
- 11-403: Percentage of Lot Occupancy
- 11-404: Rear Yards
- 11-2001.3: Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses

Mr. and Mrs. French's home was constructed in the late 19th century, at a time when families lived in very small dwellings out of economic necessity. Such housing stock has become obsolete by 21st century standards for families. The addition the Frenches are proposing is appropriate for the neighborhood - in fact it makes their home very similar to the homes in the surrounding development of Capitol Quarter, of which I am a resident. It is proposed in such a way as to not negatively limit the light of its surrounding neighbors and to minimize the impact the addition in all other ways on the surrounding homes.

As a homeowner and taxpayer, I believe that any investment in the original stock homes in my neighborhood enhances the value of the entire neighborhood, including my home. I would also like the District to benefit from the expanded property and income taxes that the Frenches will pay as a result of being allowed to increase the size of their home and to stay in the District as they raise their family. I appreciate your consideration of their request. If you would like to contact me with any questions regarding my letter of support please feel free to call or e-mail me at the contact information below.

The project would further benefit the neighborhood by making it possible for a growing family to stay and contribute to the community. All of the new development in the past few years has enabled many families with school-aged children to move into this neighborhood and the residents have been working closely with DCPS to re-open Van Ness Elementary, located a block away from this premise. Allowing a family with a vested interest in this school to stay in the area will help to ensure that Van Ness is a success within the DCPS system.

This project will help our neighborhood by continuing to encourage families to live here and will contribute to a safe and family-friendly environment. I strongly support this application and urge the BZA to grant its approval. Thank you for your consideration.

With best regards,

Anne Jardine
917-371-0246
anne@themindfarm.com