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Mr. Lloyd Jordan
Chairman, D.C. Board of Zoning Adjustment
441 4th St., NW
Washington, DC 20001

Re: Case 18573 Application of Kathleen M. Sullivan
for special exception accessory apartment
4463 Greenwich Parkway, NW

Dear Sir, I am a Foxhall Village resident of 29 years. I have been the President of the FCCA for 3 years. I have been the Advisory Neighborhood Commissioner for 6 years. I am a member of the Foxhall Village Historic Board. I strongly oppose this application because it will have an extremely detrimental effect on the density and the character of Foxhall Village. Others have more than adequately addressed these issues. I wish to address only one specific feature of the applicant's request.

Applicant does not meet the criteria of Section 202.10 of DCMR 11-202 to receive a special exception to permit the addition of an accessory apartment within an existing one-family home. A requirement for this special BZA exception is that the dwelling has at least 2,000 square feet of gross floor area, exclusive of garage space. The applicant claims that the property's gross floor area is 2,044 square feet. Reviewing the architect's drawings, applicant claims that her attic space represents 288 square feet of gross floor area.

I am a Realtor of 18 years and I specialize in Foxhall Village homes. I have sold more than 70 of them and I have been in half of the 335 Foxhall Village Tudor homes. I am intimately familiar with them including 4463 Greenwich which I have been in the last two times it sold. I have renovated several and I help neighbors with issues within their homes. I know the designs and how they were built. Applicant's home was built in 1926 and it is in a row of seven homes all built by Boss and Phelps.

In evaluating applicant claim of 2,044 square feet, I entered the attic at 4455 Greenwich Parkway, one of the seven homes in the same row as applicant's, and took photographs and basic measurements. 4455 Greenwich is a mirror image of the house at 4463 Greenwich. The builder built these homes symmetrically, in a pattern. The outward appearances of 4453 and 4465 are the same; similarly 4463 and 4455 are the same, and 4457 and 4461 likewise. 4459 Greenwich, as the center home has a different façade. The matching homes have a mirror image façade and a mirror image floor plan.

In submitting these following pictures, I am stating that the attic pictures that follow are a near mirror image of the attic measurements at 4463 Greenwich.

I would like to present the following pictures, stating that in my professional opinion and from my personal experience, they are a fair representation of applicant's attic in size and head space.

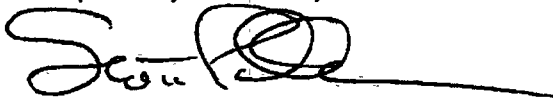
1. 4463 Greenwich Parkway, applicant's home. This is a Boss and Phelps home built in 1926. It is one of 7 homes built in a row of homes from 4453 to 4465 Greenwich

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18573
EXHIBIT NO. 36
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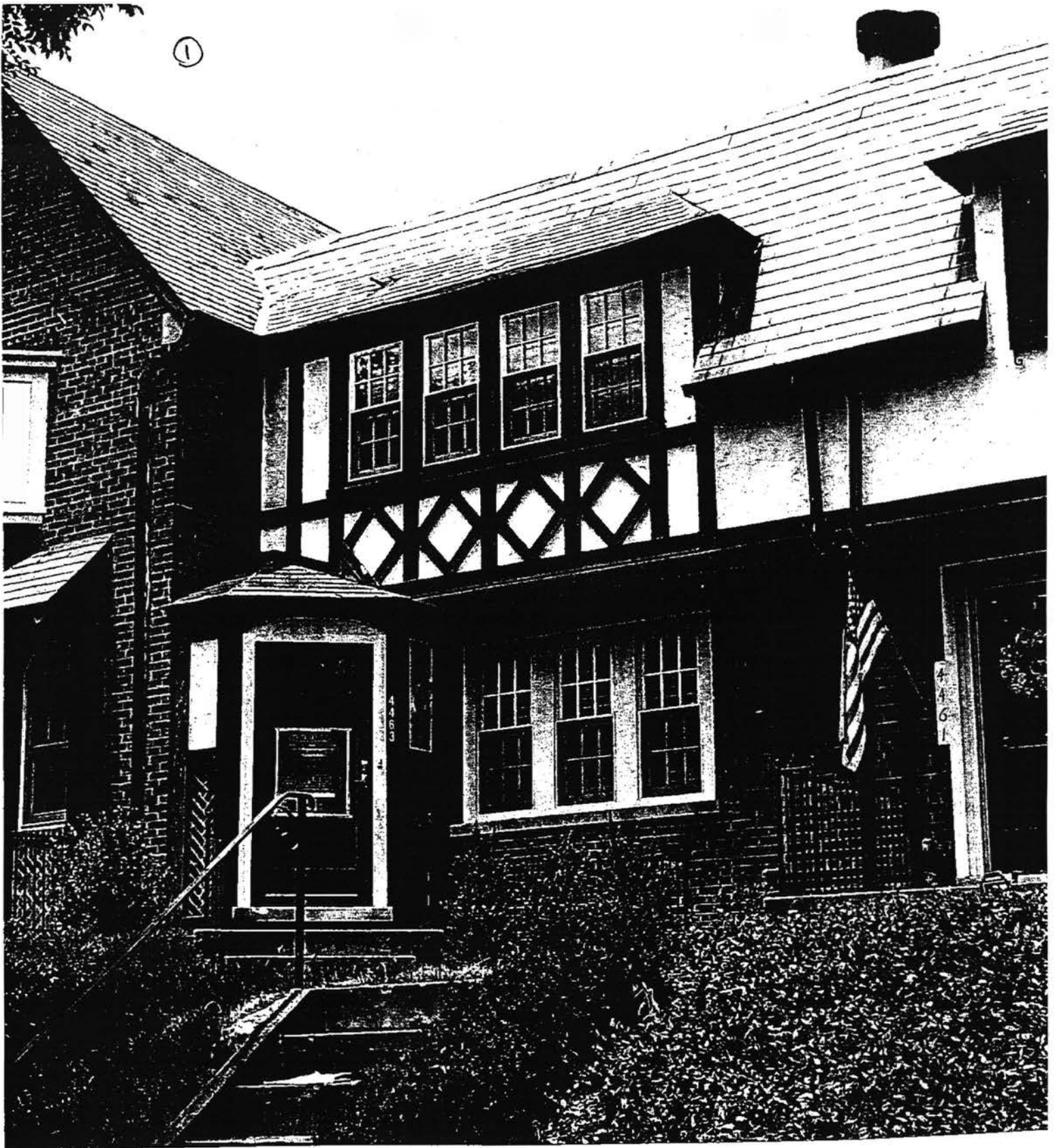
2. **4455 Greenwich Parkway** is also a Boss and Phelps home. It is built in the same row as 4463 Greenwich. The builder built these homes symmetrically, in a pattern. The outward appearances of 4463 and 4455 are the same. At construction, they had a mirror image floor plan.
3. **Attic of 4455 Greenwich** This photo is of the 12 inch crossbeam above the rear wall of the master bedroom looking toward the front of the house. The supported beams are 6 inch. The space below the cross beam is about 12 inches. I crawled through this space to access the front third of the attic to take the following pictures. I entered this space from a hall access panel.
4. **Attic of 4455 Greenwich** This is the right side of the attic forward of the front cross beam. The bricks are numbered. A course of bricks is 3 inches. 9 brick courses are visible here. Ceiling height is 27 inches to that point.
5. **Attic of 4455 Greenwich** Looking to the front right corner of the house, a total of 11 courses of bricks can be seen. Ceiling height 33 inches.
6. **Attic of 4455 Greenwich** This picture looks to the front of the house just forward of the center cross beam. At the front of the house 30 inches of ceiling height is visible as gauged by the 12 inch front cross beam and three 6 inch sub-roof boards
7. **Attic of 4455 Greenwich** Picture is of the area aft of the center cross beam previously shown. This is within the 288SF area the architect claims as contributing to the 2044SF measured required house square footage. My leg is horizontal, resting on a ceiling beam. My foot is 12 inches.

In conclusion : 11 DCMR 199.1 defines "gross floor area" specifically to exclude attic space with structural headroom of less than 6.5 feet. From the pictures, it is more than adequately shown that the headroom of the attic claimed by applicant to be contributing 288SF to the total gross footage of 2044SF should not be allowed. Having crawled around in the attic at 4455 Greenwich, a mirror image of that of 4463 Greenwich, I will swear that nowhere in this attic does the ceiling height exceed 36 inches floor beam to ceiling beam.

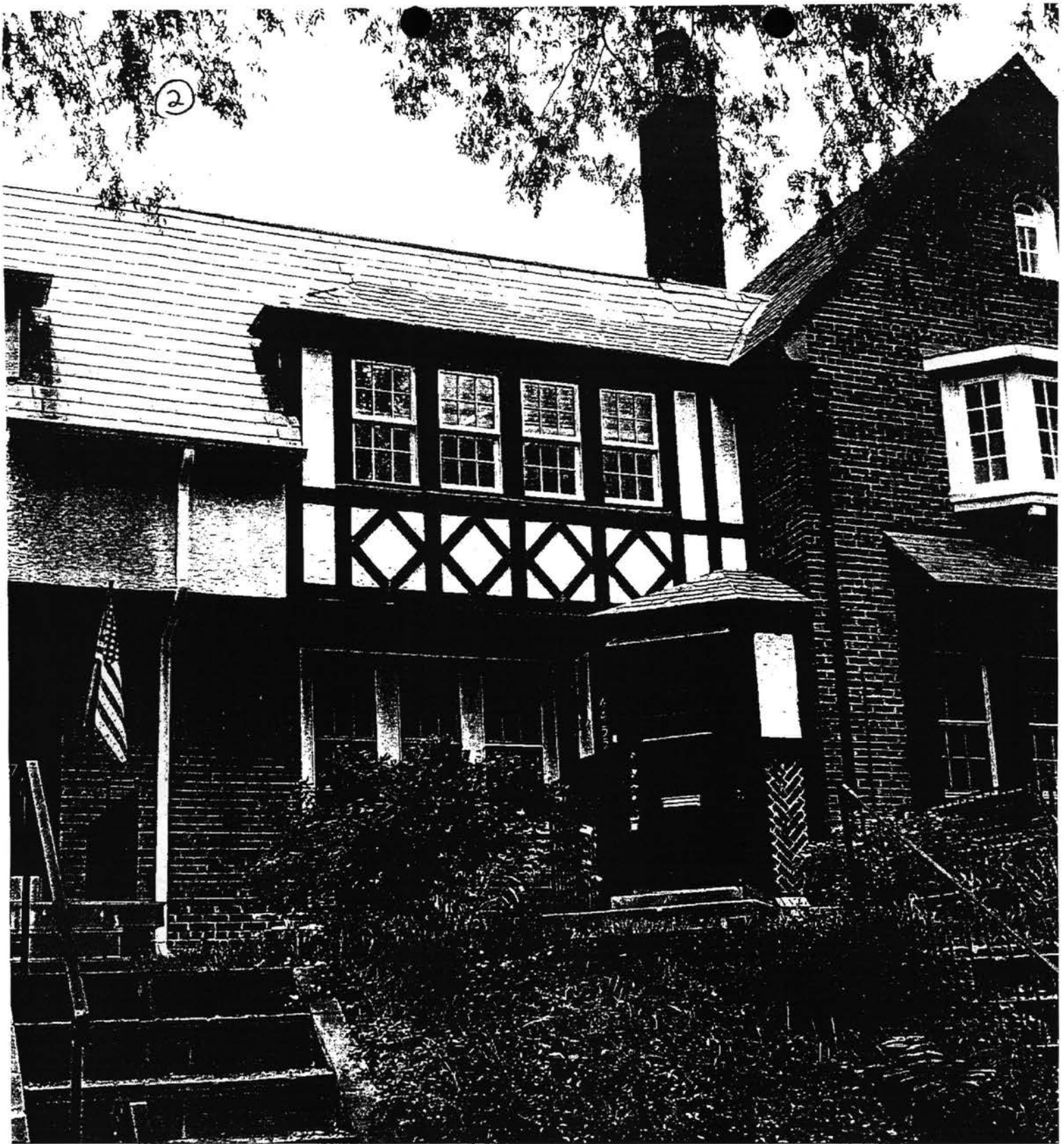
Respectfully Submitted,



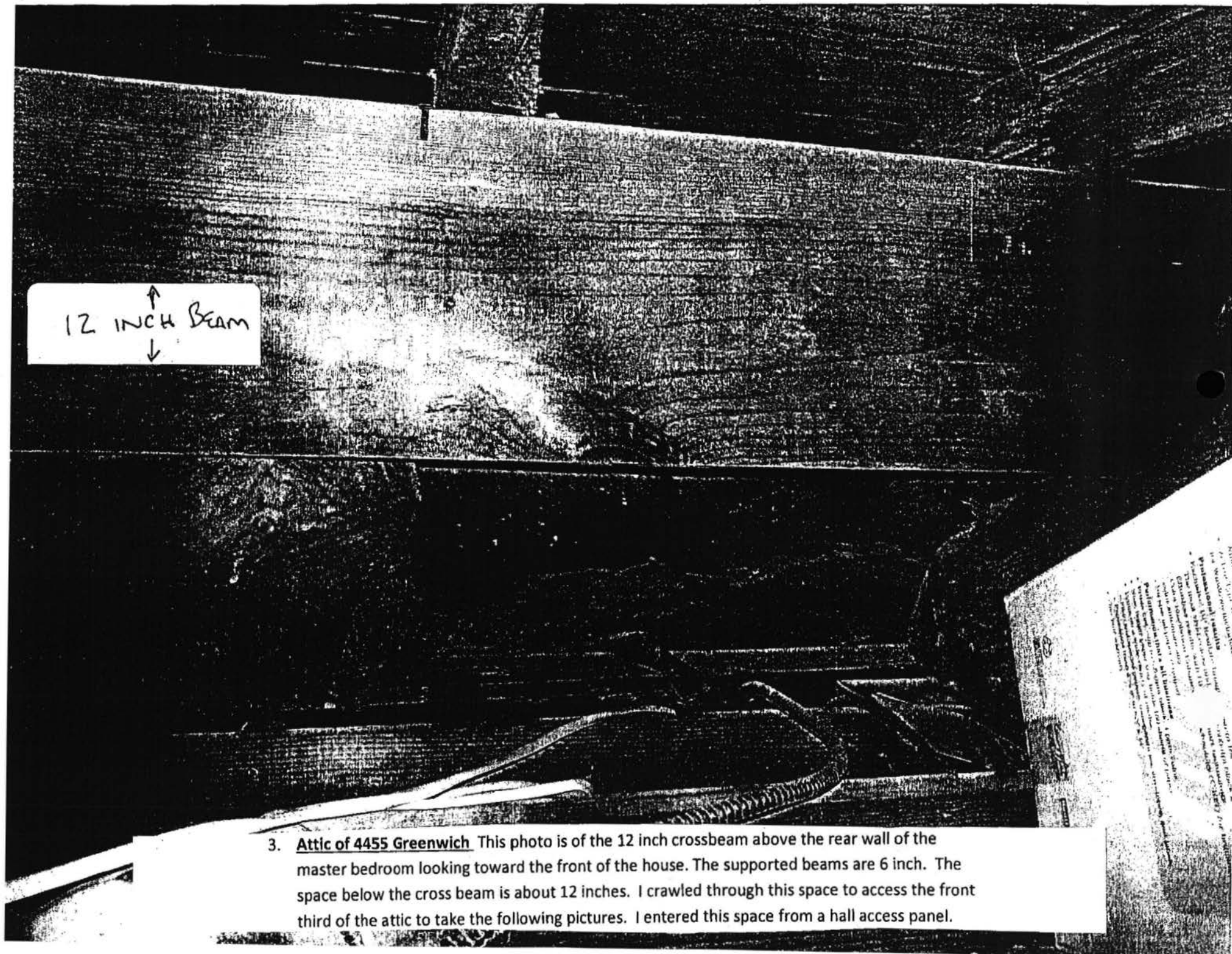
Scott Polk
1612 44th St NW
Washington, DC 20007



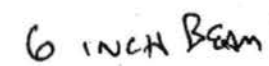
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6 INCH Beam

12 INCH Beam

EACH COURSE OF
BRICK + MORTAR
IS 3".

4. Attic of 4455 Greenwich This is the right side of the attic forward of the front cross beam. The bricks are numbered. A course of bricks is 3 inches. 9 brick courses are visible here. Ceiling height is 27 inches to that point.

(5)

6 INCH BEAM
↑
↓

12 INCH BEAM
↑
↓

5. Attic of 4455 Greenwich Looking to the front right corner of the house, a total of 11 courses of bricks can be seen. Ceiling height 33 inches.

6

6 INCH BEAM

12 INCH BEAM

6 INCH SUB-
ROOF BOARDS

① →
② →
③ →

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- (4)
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