

Andrew Reuter
4400 Volta PL NW
Washington, DC 20007
June 27, 2013

**Subject. Case 18573 Application of Kathleen M. Sullivan for special exception
accessory apartment, 4463 Greenwich Pkwy NW**

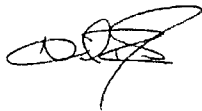
As a resident of Foxhall Village and a board member on the Foxhall Community Citizens Association (FCCA), I would encourage the BZA to deny the request for a special exception for an accessory apartment at 4463 Greenwich Parkway NW.

It is my understanding that the request would require *four* waivers—not the two cited in the application—because it does not meet any of the following conditions:

- The property is a single family home,
- The lot size is at least 4000 square feet,
- The total square footage of the building is at least 2000 square feet, and
- The proposed accessory unit may be no more than 25% of the total square footage of the building.

4463 Greenwich is not a single family home and the lot size is less than 4000 square feet, which were the original two waivers requested. However, upon further review by the neighborhood, it also my understanding that based on similar houses in Foxhall Village, the applicant's attic cannot count toward gross floor area because 11 DCMR 199.1 defines "gross floor area" specifically to exclude attic space with structural headroom of less than 6.5 feet. Therefore, with the unallowable attic space subtracted from the gross floor area, the total square footage is less than the required 2000 square feet, and therefore the proposed accessory unit would be in excess of 25 percent

Sincerely,



Andrew Reuter

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