

Memorandum

To Board of Zoning Adjustment:

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This letter is to address the proposed second floor addition to 1515 Jackson St NE Lot 803 in Square 4014 Zoned R 1-B, DCRA File Job # B1303942, DCRA BZA Case # FY-13-18-Z. The proposed second floor addition does not meet side yard setback to an existing single family detached structure.

Referencing 223.1 and 223.2 -

The addition at 1515 Jackson Street will use the existing footprint of the structure. The addition will only enclose the existing porch to be used as a closet. No additional square footage will be added to the existing footprint. The existing structure will be enclosed tastefully and will not any element listed under or 223.1 or 223.2.

The addition will NOT substantially adversely affect the use or enjoyment of any abutting or adjacent dwelling or property, in particularly anything listed under 223.2 (a) through (d).

Specifically - (a) the light air ability will not be affected because the existing footprint is not being changed; (b) the privacy use and enjoyment will not be affected because the existing footprint is not being changed the use is a closet with only one window and two skylights; (c) the addition will not visually intrude upon the character, scale and pattern of the houses along the street frontage because the existing footprint is not being changed - only enclosed; and (d) the applicant is using graphical representation sufficient to represent the relationship of the proposed addition in the form of structural drawing, elevations and plan submitted to the zoning office that clearly represent the addition and the existing footprint.

In conclusion - the proposed addition will not cause issues of any kind to the surrounding areas. All elements of the new addition will match the existing structure and complement the scale, roofline and overall design of the structure and its surrounding area.

The owner of the home is asking that you allow for this variance based on the fact that it is not changing the footprint of the structure and that it is not affecting any of the elements listed above.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18597

EXHIBIT NO. 3

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EXHIBIT NO.3