

Supplemental Filing
Special Exception Application
761 10th Street SE- BZA#18640

To: The Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: Jennifer Fowler
Architect/Agent
1819 D Street SE
Washington, DC 20003

Date: October 15, 2013

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18640
EXHIBIT NO. 28

RECEIVED
OCT 16 2013
2013 OCT 15 PM 4:37

Subject BZA Application for an Addition at 761 10th Street SE - BZA NO. 18640

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the proposal for a rear addition to 761 10th Street SE, in response to concerns raised by the adjacent neighbor at 755-757 10th Street SE.

Plan Revisions:

The owners of the two unit condominium building at 755-757 10th Street SE have expressed several concerns that we will address below

- 1 The owner of the lower level expressed concerns about the 30" wall that extends beyond the end of the condominium building. He notes that the height of the wall is 24' and will block light and air to the patio. In response I would like to note that the proposed height is 23' (see revised plans for correct height). The upper level of the addition, as proposed, will be an open deck with railings, not a solid wall. This will mitigate the effect of the wall visually, as well as the impact on light and air. The sun study also helps to quantify the loss of light to the patio, which is minimal.
- 2 The owner of the upper level expressed concerns about the 30" wall that extends beyond the end of their building. She notes that the proposed wall will be 13' above the level of her existing deck and will block light and air accessed from the deck. In response I would like to note that the proposed height is 23' (see revised plans for correct height). The upper level of the addition as proposed will be an open deck with railings, not a solid wall. This will minimize the effect of the wall visually and mitigate the impact on light and air enjoyed while on the deck. Additionally, the deck is over 8' away from the property line/proposed wall. The sun study also helps to quantify the loss of light to the deck, which is minimal.
- 3 The owners of 755-757 10th have expressed concerns about the additional proposed height of the garage above the existing garage structure. The existing garage height varies, but it is approximately 10' tall at the highest point. The proposed addition will extend the garage by 10', to a total of 20'. The additional height will impact the rear yard of the condominium building only in certain times of the year, as explained in the sun study. It will not impact the rear windows of the building, nor the existing deck.
- 4 Privacy concerns were raised regarding the windows and doors facing the rear of 755-757 10th Street SE. In response, we have moved the French doors to the south so that they are as far away from the neighbor as possible, thus reducing the views of the rear of the condominium building from the second floor of the garage. As a result of moving the doors, the landing and steps have been moved away from the shared property line, further mitigating privacy issues. Additionally, there will be two windows on the east side of the garage that will have sill heights over 5' so they will not offer views into the adjacent buildings.
- 5 There are several trees on both properties and as a result much of the rear of 755-757 10th Street SE is in shadow. However the sun study we have submitted does not factor in tree cover. The owner will consult an arborist prior to trimming or removal of any trees on his or adjacent properties.
- 6 The neighbors expressed concerns about the placement of the existing garage and fence line. The owner will perform a survey and wall check as part of the permitting and inspection process.
- 7 Rainwater management will be incorporated into the detailed permit plans.
- 8 The elevations have been revised to reflect the spiral stair that is 18' away from the shared property line.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18640
EXHIBIT NO. 28

Sun Study (separate exhibit):

We have prepared a sun study that compares the existing and proposed structures and their impact on sunlight throughout the year. What we found with the sun study is that the proposed rear additions will have a minimal impact on the sunlight enjoyed by 755-757 10th Street SE. The majority of the impact falls on the rear yard at 757-757, not the existing structure or deck. Following is a breakdown by date and time.

March/September**9:30 AM**

The proposed addition will impact the sun available to the rear yard at 761 10th Street SE. Additionally, it will have some impact on the sun available to the rear yard at 755-757 10th Street SE, but no impact on the light available to the existing structure or deck. Primarily, there will be less light available to the western portion of the rear yard at 755-757 10th Street.

12:00 PM

Around mid-day, the proposed addition will have a minor impact on the sun available to 755-757 10th Street. The proposed garage addition will slightly affect the light on the rear, western portion of the neighboring yard. However, it will not affect the light available to the existing structure or deck at 755-757 10th Street.

4:00 PM

The proposed garage addition will cause shadows on the rear yard at 755-757 10th Street. However, those shadows will be limited to the eastern portion of the rear yard and will not affect the existing structure or deck.

June**9:30 AM**

The proposed addition will have a minimal effect on the light available to 755-757. A small portion of the southeastern side of the rear yard will be in shadow, as compared to the existing conditions. The light available to the existing structure and deck will not be affected.

12:00 PM

The proposed garage will have a very minimal impact on the rear yard at 755-757 10th Street SE, but will have no impact on the existing structure or deck. The proposed garage addition will create a very small shadow on the southern side of the rear yard, adjacent to the proposed structure.

4:30 PM

The proposed garage addition will only impact the existing rear yard at 761 10th Street SE. It will have no impact on the existing structure, deck, or rear yard at 755-757 10th Street.

December**10:00 AM**

The majority of the rear yard at 755-757 10th Street is already in shadow on winter mornings. Therefore, the proposed additions at 761 10th Street will have a very minimal impact on the light available to the neighboring rear yard and will not impact the light available to the existing structure or deck.

12:00 PM

The proposed garage addition will have a small impact on the light available to the northwestern portion of the rear yard at 755-757 10th Street. Additionally, the proposed rear addition to the existing structure at 761 10th Street will have a very minor impact on the sunlight available to the existing deck at 755-757 10th Street. However, there will be no impact to the light available to the existing structure at 755-757 10th Street.

3:30 PM

The majority of the neighboring rear yard is already in shadow in the winter afternoons, so the proposed additions at 761 10th Street will have no impact on the light available to the rear yard at 755-757 10th Street. However, the proposed garage addition will have a minimal impact on the light available to the first floor at 755-757 10th Street for a very short amount of time during the afternoon.

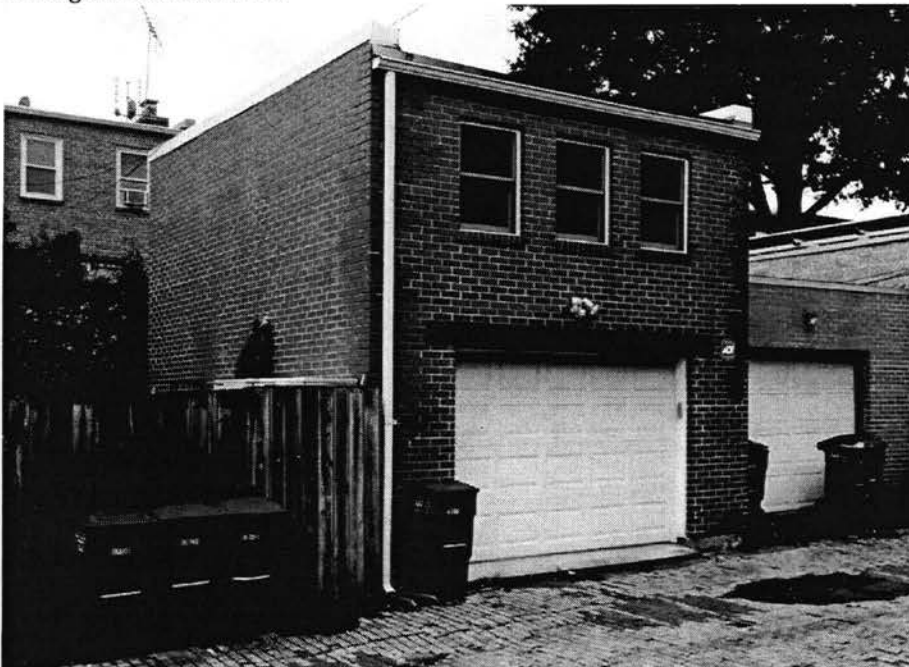
Garage Examples:

The existing alley has many garages, some of which are similar in massing to the proposed garage addition. There are three examples of tall garages on the alley that abuts 761 10th Street SE.

Example 1: 20' tall carriage house to the south of the proposed garage addition. This carriage house abuts a property that has frontage on I Street SE. This carriage house has similar massing and design elements as the proposed garage addition.



Example 2: 17-18' tall carriage house to the west of the proposed garage addition. This garage abuts a property that has frontage on 9th Street SE.



Example 3: 13' tall garage to the northwest of the proposed garage addition. This garage abuts a property that has frontage on 9th Street SE.



Example 4: 15' tall commercial garages to the north of the proposed garage addition. This garage abuts properties that have frontage on 10th Street SE.



Summary:

Several neighbors, including the neighbor at 763 10th Street SE who would be most affected, have signed support letters for the extension plans. The neighbors at 755-757 10th Street SE have expressed their concerns that I believe we have addressed with the plan revisions and the sun study

We would like to request the Zoning Commission to grant the proposal. The additions to 761 10th Street do not unduly affect the light and air of neighbors, and the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations

Thank you for your consideration

Jennifer Fowler