

ANC Approval Letter
For an Attic Level Sun Room Addition at 621 Upshur St. NW
11/12/13

Pursuant to DCMR 11 Section 223, Richard and Robin Appia are requesting ANC support for and approval of the lot coverage zoning relief we are seeking. Our home and garage, as originally laid out on our lot exceeds the R-4 lot coverage limit of 60% by 2%. Even though the attic level sun room we are proposing will not change the existing footprint of any structure on the lot and will not be increased, the existing lot coverage, relief must still be sought per Section 223.1 of DCMR 11. We will also be requesting an expedited BZA review.

DCMR 11 Section 223.3 provides for matter of right lot coverage of 70% but only after applying for and obtaining BZA approval of a special exception per Section 223.1. Below is a summary of our lot coverage figures showing that the matter of right limit of 70% is currently not exceeded and will not change as a result of the proposed addition.

Current lot size = 2,187.5 sq ft
Current building lot coverage = 1,356.6 sq ft
Current lot coverage % = 62%
Proposed lot coverage = 62%
Lot coverage limit in R-4 zone = 60% (up to 70% as a matter of right with special exception)

Section 223.2 states...that an addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- (a) The light and air available to neighboring properties shall not be unduly affected;*
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- (c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*
- (d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

223.3 The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18704
EXHIBIT NO. 8

EXHIBIT NO. 8
CASE NO. 18704
BOARD OF ZONING ADJUSTMENT
District of Columbia
Richard and Robin Appia
CASE NO. 18704
EXHIBIT NO. 8

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 18 PM 11:56

Whereas both adjoining neighbors have already signed letters of approval for the project as proposed;

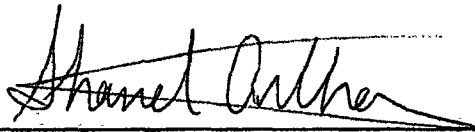
Whereas the proposed addition will be added above the center of the home leaving the front and rear sections of the home unchanged;

Whereas if other property owners were to construct an attic level addition on their homes, they will, like us, be restricted from installing any party wall windows;

Whereas the light, air, privacy and enjoyment of surrounding properties will not be unduly affected or compromised...

...Richard and Robin Appia and Noel Design Build representatives acting as their agents respectfully seek the support and approval of the ANC 4C-07 member and member district through the signing and dating of this document. We understand that this approval is unofficial and that a separate and official response from this ANC will be sought by the Office of Zoning as part of the special exception application process. We merely offer this as a substantiating document for the record.

Name:



Date:

11/12/13

Shanel O. Anthony

ANC Representative Comments:

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 18 AM 10:56