

Stephen Kelleher
1305 S Street NW
Washington, DC 20009

Alison MacAdam
Ms ~~Alyson MacAdam~~
Mr Simon Rodberg
1303 S Street NW
Washington, DC 20009

August 27, 2013

Stephen,

Thanks for sharing with us your plans to renovate part of your house. As we discussed together, your plans include a renovation to the rear of your house. The renovation includes removing the existing addition (that doesn't look like it was very well done in the first place) and replacing it with a new space to for the kitchen, laundry room and upstairs bedroom above the kitchen.

Since we share a common property line, we wanted to formally put in writing that we feel the addition you have shown us will be a welcome change. It will be much more aesthetically appealing than the existing, and we appreciate that the renovation will include replacing the wooden fence that separates our homes with a new one. We also think that the renovation will increase the value of your property, our property and those nearby.

If we can be of any further assistance while you move forward with the special exception process, please let us know. We wish you the best with the renovation.

Sincerely,


Simon Rodberg & Alison MacAdam

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18721
EXHIBIT NO. 12

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Stephen Kelleher
1305 S Street NW
Washington, DC 20009

Mr Chris Cassimus
1307 S Street NW
Washington, DC 20009

August 27, 2013

Stephen,

Thanks for sharing with me your plans to renovate part of your house. I am very happy for you and think what you propose will be a fantastic upgrade. As we discussed, your plans include a renovation to the rear of your house. The renovation includes removing the existing addition and that and replacing it with a new space for the kitchen, laundry room and upstairs bedroom above the kitchen.

Since we share a common property line, I wanted to formally let you know that I fully support your project and put that in writing. The addition you showed me will be a welcome change. It will be much more aesthetically appealing than the existing, and I appreciate that the renovation will include replacing the wooden fence that separates our homes with a new one. We also think that the renovation will increase the value of your property, our property and those nearby.

I also wanted to say thanks for your help and support with the recent yard improvements at my house. If I can be of any further assistance while you move forward with the special exception process, please let me know. I wish you the best with the renovation and as we discussed, it will be a tough process but worth it 100 times over in the end.

Sincerely,

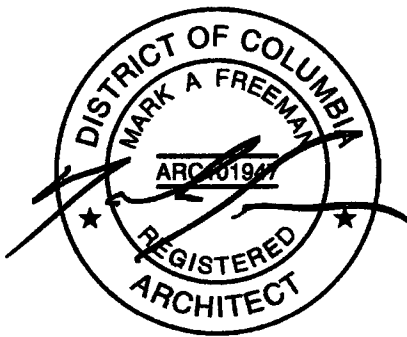


Chris

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Mr Stephen Kelleher, the owner of the property at 1305 S Street NW, Washington, DC 20009, is seeking a Special Exception for an addition per section 223. The use of the property is currently a Single Family Dwelling and shall remain as such. His lot is zoned R-4 yet does not meet the minimum size for a typical R-4 property with a single family detached dwelling. He is seeking relief of the Lot occupancy maximum of 40% and requesting his lot be treated like the R-4 row dwellings, typical to this part of the city, with a lot occupancy of 60%. He is also seeking relief from the side yard requirement of 8 ft. in order to match the existing conditions of the building on the lot which is only 2.8'

Mr. Kelleher's efforts to improve the property have been shared with his adjacent neighbors who have provided their approvals to his efforts and see the modifications to the home as an enhancement to his property and theirs. *Please see attached correspondence.* The proposed work removes the unattractive, non-conforming addition and constructs a new, more appropriate one in its place.



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