

August 18, 2014

Board of Zoning Adjustment

Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Zoning Application
Application of Matthew Sheffer and Andrea Shinbach, 234 9th Street SE
BZA#18811

Dear Board of Zoning Adjustment:

We are submitting revised plans dated 8-18-14. Revisions are being proposed in response to concerns raised by the adjacent property owner of 232 9th Street SE, Timothy Temple.

Mr. Sheffer and Ms. Shinbach and I met with Mr. Temple and his architect on July 6th at the subject property. A compromise was reached and subsequently agreed upon by both parties. We then presented the revised site plan to ANC 6B at their full meeting on July 8th and Mr. Temple was in attendance.

The proposed court was originally 28'-4" in depth from the front façade of the house. This original depth corresponded to the rear of the original block of the house at 234 9th Street SE.

The proposed court has been increased to 32'-5 3/8". The new court depth corresponds to a jog in the side wall of the adjacent property at 232 9th Street SE. The extended court allows Mr. Temple better access to his rear yard via his side walkway at 232 9th Street SE.

We are also submitting a sun study that was shared with the ANC that shows the impact on the adjacent property at 232 9th Street SE.

Mr. Temple has plans, currently going through the HPRB process, to add a second floor above the rear one story structure, as well as to enclose the existing side porch. The proposed work at 232 9th Street is not represented in the 3D model.

Sincerely,

Jennifer Fowler