

Chris Pashby <chrishashby@gmail.com>
To: Patrick Cooke
RE: 5526 39th Street Renovation

September 3, 2014 5:44 PM

3902 McKinley St NW
Washington DC 20015-2943

From: Patrick Cooke [mailto:PATRICK@thomsoncooke.com]
Sent: Wednesday, September 03, 2014 5:25 PM
To: Chris Pashby
Subject: Re: 5526 39th Street Renovation
Importance: High

Chris, What is the address for Bruce and Debbie?
Patrick Cooke RA, NCARB

Thomson & Cooke Architects
202.286.6780

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On Sep 3, 2014, at 4:40 PM, "Chris Pashby" <chrishashby@gmail.com> wrote:

From: Bruce Meredith [mailto:bmeredith@rcn.com]
Sent: Wednesday, September 03, 2014 4:10 PM
To: 'Chris Pashby'
Subject: RE: 5526 39th Street Renovation
Importance: High

Hello Chris,

We apologize for being so tardy in responding to your request.

For the record we have no objections to your "application for a special exemption to allow a rear addition not meeting the side yard setbacks" on your property at 5526 39th Street, NW.

It is a wonderful part of the city. We hope the planning, approval, and building phases all go well for you, and you get to enjoy the house and the neighborhood fully very, very soon.

Sorry again for the delay,

Debbie and Bruce.

From: Chris Pashby [mailto:chrishashby@gmail.com]
Sent: Saturday, August 09, 2014 4:33 PM
To: bmeredith@rcn.com; djmeredith@rcn.com

Board of Zoning Adjustment
District of Columbia
CASE NO.18843
EXHIBIT NO.30

Subject: 5526 39th Street Renovation

Hi Bruce and Deborah,

We have not had the opportunity to meet you in person but as you probably know, we moved into 5526 39th St. last August. We love the neighborhood and have really enjoyed our year here. We got your email addresses from Robin and Stuart across the street who found it in an old Murch directory 😊. We thought an email might be the most convenient way to start a conversation about this topic, but we are happy to talk in person or by phone if you'd prefer. (And, we'd love to actually say hello in person!).

Robyn and I are in the planning stages of a renovation project. You should have received a letter from the BZA about our application for a special exemption to allow a rear addition not meeting the side yard setbacks (if you have not yet received the letter, it should be coming from DC shortly). As part of this process, we are encouraged to reach out to our adjacent neighbors to make sure they are aware of our application and see if they have any questions or concerns about our application.

Our existing situation can be summarized as follows:

- Our property is zoned for 8' side yard setbacks
- Our property is 30' wide and the minimum lot width in our district (R-2) is 40'
- The existing structure has a 4.95' side yard setback along most of the north side
- The existing structure has a 3' side yard along most of the south side

Our special exemption application can be summarized as follows:

- We will maintain the existing north side yard setback of 5' instead of the allowed 8'
- The new structure will have a south side yard setback of at least 7' instead of the allowed 8'

Our case was already reviewed by a BZA representative who indicated that it is rare for cases like ours to be denied because of how little we are requesting. A few things work in our favor. First, our property is only 30' wide in a zoning district designed for 40' minimum widths, putting us at a disadvantage. This makes the current 8' side yard setback especially onerous. Secondly, if our surveyor had concluded the north side yard setback to be 5' instead of 4.95', we would have been able to proceed without this special exemption under a special clause in the code to allow non-conforming uses of 5' or more to continue. Finally, we are requesting minimal relief from current zoning guidelines.

We are happy to show you our plans/designs and discuss the project in more detail if you like. Or, if you feel like we have provided enough information in this email, the attached plans, and link to BZA case (pasted below) and you have no opposition to our application, it would be most helpful to us if you could reply to this email with a statement to that effect. Ultimately, we can save both time and money if we collect responses from our adjacent neighbors in the next few weeks.

Thanks so much for your time!

Chris & Robyn Pashby
5526 39th St NW
Washington DC 20015

301-613-7974 Chris mobile

<http://app.dcoz.dc.gov/Content/Search/ViewCaseReport.aspx>

