

**Supplemental Filing
Special Exception Application
438 New Jersey Avenue SE- BZA#18859**

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: November 14, 2014

Subject : **BZA Application for an Addition at 438 New Jersey Avenue SE**

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the proposal for a rear addition to 438 New Jersey Avenue SE, in response to concerns raised by the adjacent neighbor at 440 New Jersey Avenue SE. The owners of 438 New Jersey have met with the Nelsons of 440 New Jersey, and we have also had lengthy discussions at the ANC meetings.

Plan Revisions:

The owners of the 440 New Jersey Avenue have expressed several concerns that we will address below:

1. **The plans have been revised so that the open porch on the third floor now has a solid wall abutting 440 New Jersey Avenue.** The owners of 440 New Jersey expressed concerns about privacy being compromised by the proposed open porch, as the porch would allow potential views into their third floor rear windows. They also were concerned about the potential for noise. The solid wall will eliminate all views and block much of the noise.
2. **An additional wall has been added to the floor plans, abutting the existing party wall.** The owners of 440 raised concerns about the existing party wall and how the addition would tie to it. Despite that fact that it is a shared party wall, we have added a separate wall so that the structures may be independent structurally. See Exhibit A for a survey of the shared party wall.
3. The owners of 440 New Jersey also expressed concern over light and air. The open porch would have offered more air flow but the privacy seemed to be a more pressing concern, so we added the solid wall. The proposed addition lies to the northeast of 440 New Jersey. Due to its position it will not cast any shadows on the rear of the third floor of 440 New Jersey. It will cast shadows onto the roof of the second story of 440 New Jersey, but only in the late afternoon.

Summary:

The neighbor at 436 New Jersey, who would be most affected, has signed a support letter for the extension plans. Additionally the neighbor at 433 First Street SE, located behind the subject property, is in support of the addition.

The neighbors at 440 New Jersey Avenue have expressed their concerns that I believe we have addressed with the plan revisions.

We would like to request the Zoning Commission to grant the proposal. The addition will 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

Board of Zoning Adjustment
District of Columbia
CASE NO.18859
EXHIBIT NO.30

