



ROBERT BELL ARCHITECTS

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3218 O Street, North West

April 24, 2015

Board of Zoning Adjustment
District of Columbia

Re: OP suggested compromise design exhibit 78 Application 18884, 1351 Wisconsin Ave. NW

Dear Sirs,

The OP supplemental report exhibit 78 reviewed two issues which were the “significant connection” revision and FAR. Mr. LeGrant exhibit 79 approved the significant connection but did not concur with the approved calculations for FAR of the permit drawings and concluded they could allow too much FAR in the main building.

The Office of Planning stated *“OP supports the proposed project in concept. The proposal would help to rehabilitate and put to use a dilapidated structure, and create new housing. The use of the carriage house as a residence should have minimal impact on the surrounding neighborhood, and the existing and proposed landscape would screen activities on the lot from adjacent properties.”* However because the approved FAR appeared inadvertently overbuilt it could not support additional bulk.

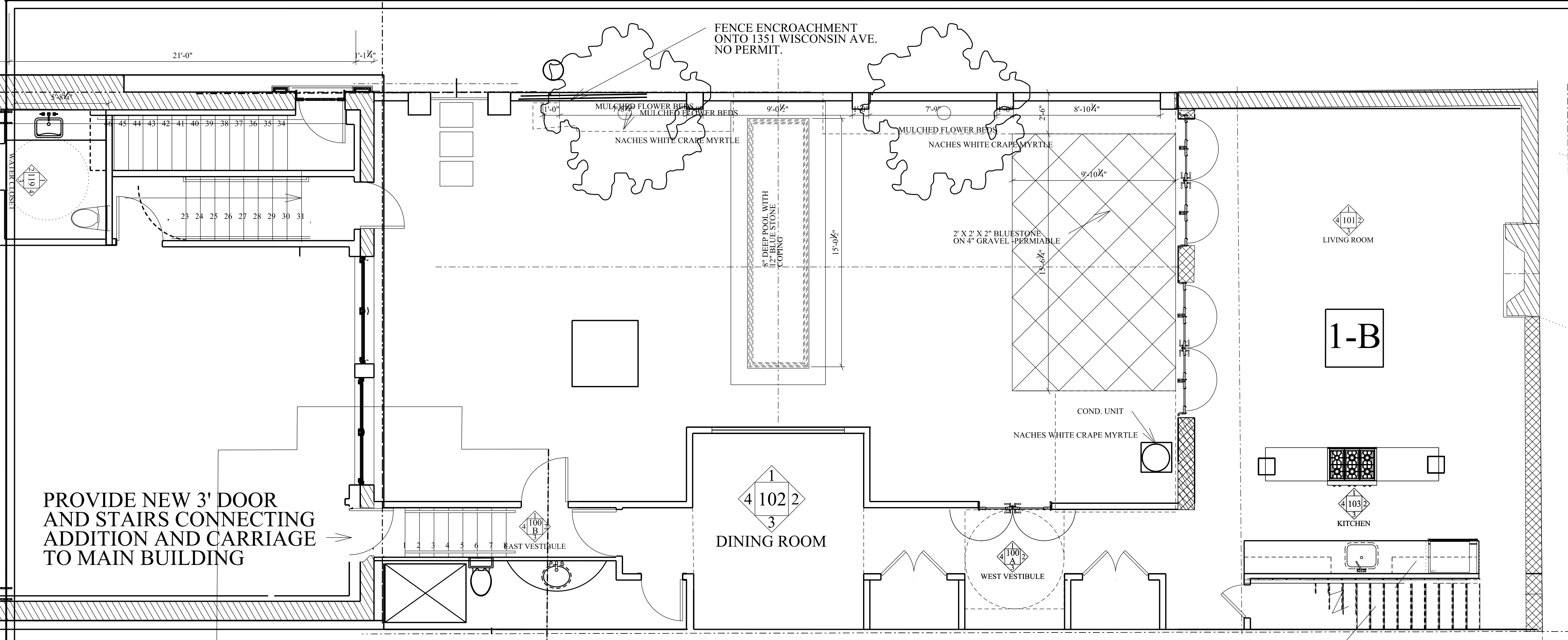
However it suggested that “The Board may consider a compromise which would require the applicant to redesign the portion of the loggia in the 35-foot portion of the R-3 zone so that it is the minimum width needed to provide ADA access, which is 36 inches. This reduction would result in a connection that is about 105 square feet in area, which is a reduction from the 317.5 feet that has been proposed.”

The applicant supports this compromise of a minimal 36” wide walk to establish the single building which would allow the R3 portion of the lot to be used as residential. This would eliminate the bedroom, bath, and entrance which were in the BZA original application.

The appicate has attached a proposal which meets this exact compromise. The proposed connection is a covered walk way which is totally open to the garden and adds no usable FAR and therefore does not functionally increase the FAR. Attached is the applicants proposed design for this compromise. It is a compromise which both preserves the historic carriage house and open space while allowing the R3 portion to be used as intended for residential use.

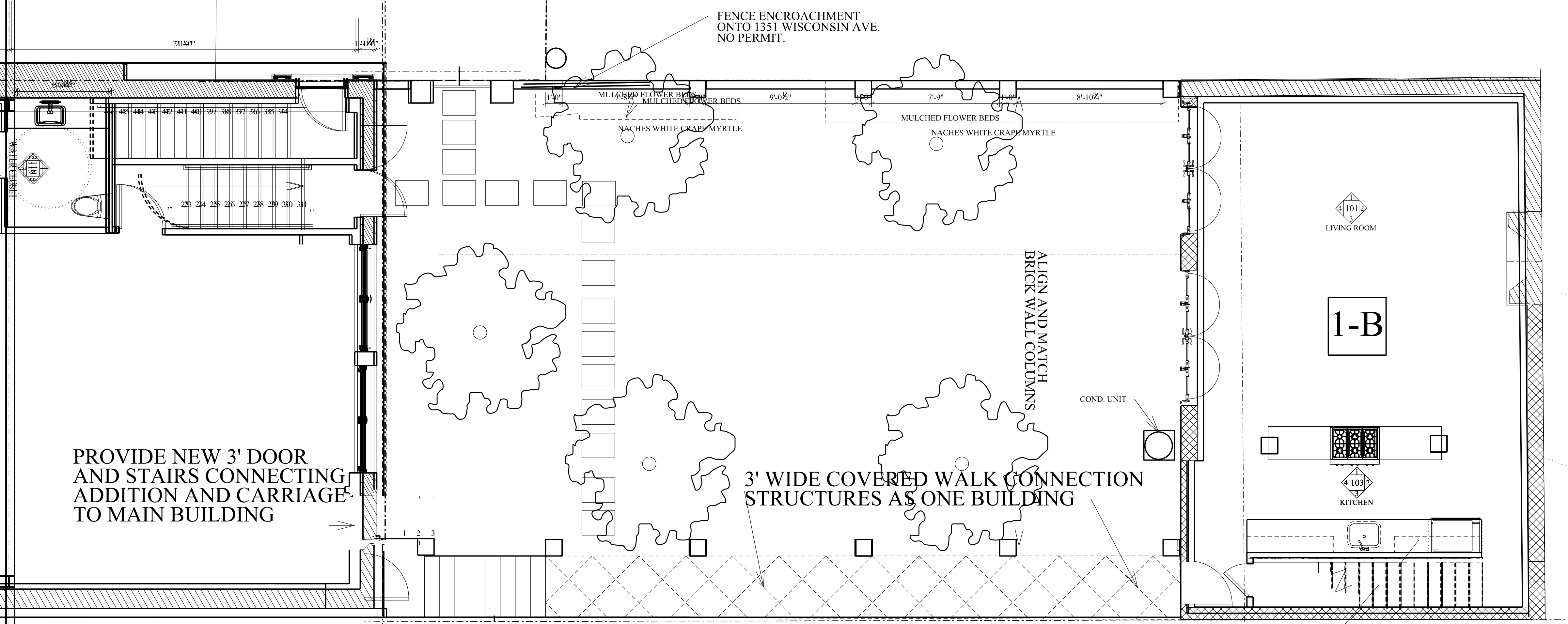
Sincerely yours,
Robert Bell

Board of Zoning Adjustment
District of Columbia
CASE NO.18884
EXHIBIT NO.80



MARCH

MARCH MODIFICATION FOR SIGNIFICANT CONNECTION



APRIL

APRIL 2015 MODIFIED TO BE MINIMAL SIGNIFICANT CONNECTION
3' COVERED WALK

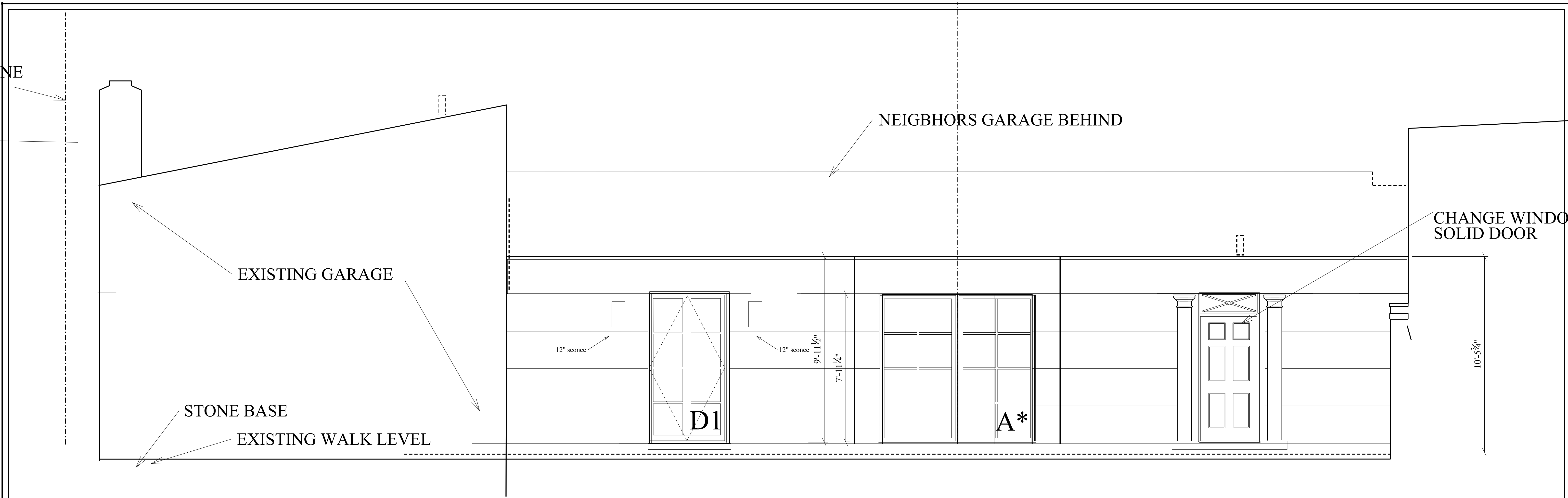


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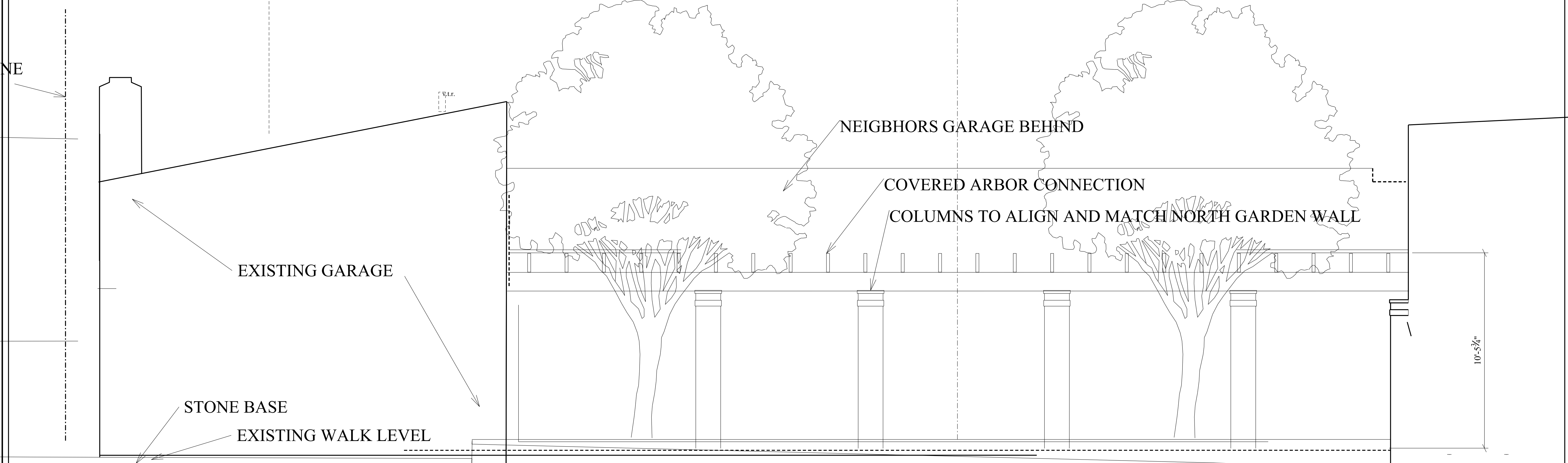
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THEATER
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WASHINGTON, DC 20007
LOT: 811 SQUARE: 1243

BZA
1
OP PROPOSED
COMPROMISE
APRIL 24, 2015



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