

December 15, 2014

To whom it may concern:

This letter is intended to expand upon the initial variance application justification for the proposed development of 2007 First Street NW. Since the application was submitted in November several other issues have come to light that create an even greater hardship for the development of the above mentioned property per the zoning regulations.

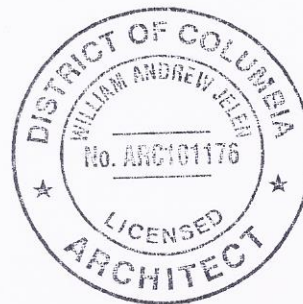
For reference the existing building in question is a 1-story convenience store that is built lot line to lot line and covers about 98% of the lot. The existing building shares masonry party walls, approximately 14'-17' above grade, with the North and South neighboring buildings. Therefore the reduction and removal of these walls would be detrimental to the neighboring properties, particularly to the South in the following ways:

1. Thermal Exposure – The uninsulated walls the basement and 1st floor of the neighboring building to the South (which is currently covered and heated and cooled by the subject property), this would make her heating and cooling bills go up considerable.
2. Water infiltration- First and U streets NW are geographically in a natural stream channel or low point of the city (one of the main reasons First Street is the route of the new Storm water tunnels under construction). Developing the subject lot per zoning code at 60% lot coverage would be more detrimental to the neighboring property because it will expose about 20' more of the existing foundation wall to soil, therefore water infiltration. Walls that have been protected by the current building and roof, for over 100 years. Even if the walls that are exposed are sealed from the side, there is no way to protect or seal from underneath and because this is a low point in the city the water will quite likely come from beneath the footing due to the residual hydrostatic force.
3. Lateral support - In reviewing the structural elements of the existing building a Licensed Structural Engineer has determined that and the buildings work in conjunction to resist lateral loads in the North/South direction from wind or seismic sources. We are also concerned that the partial demolition of the structure at 2007 1st Street will harm the existing wall on the South property line. (Please see attached letter from Engineer).

Signed



William A. Jelen AIA
Principal, William Jelen Architect Inc.



For reference here is the wording on the Board of Zoning Adjustment Hearing application

STATEMENT OF CURRENT AND INTENDED USE:

Owner would like to convert the current mid-block 1-story convenience store into a single family residence for his growing family. A residential structure will be more in line with the existing neighborhood context. The owner would like to build over the existing footprint of the 1-Story building to create a 3-story single family residence with a basement rental unit.

STATEMENT OF RELIEF/BURDEN OF PROOF

Minimum Lot Area Variance (401.3):

The minimum lot size requirement in the current DC zoning code for a R-4 zone is 1,800SF. The subject lot is 1,188SF because of its proximity to the end of the block and the lots facing U Street. The owner requests relief from the minimum lot size requirement based on the fact that this lot and those around it were all developed long before the current zone requirements and all similarly sized lots on the block are developed in a similar manner.

Maximum Lot Coverage Variance (403.2):

The maximum lot coverage in the current R-4 zone is 60%. The owner requests a variance to build on the existing footprint of the one story store but holding the enclosed building back to match the southern neighbors building line. The lot coverage (including deck and stairs) requested is 97.7%. Due to the smaller size of the lot it is difficult to develop a single family residence with 60% lot coverage. The development of the current building footprint would not detrimentally effect the neighbors to the North or South because both have built out about the same amount. All of the smaller lots to the south of the subject property have built out at about 95-100% lot coverage.

Parking Requirement Special Exception (2101.1):

The owner requests a special exception from the one space parking requirement due to the fact that this is a landlocked site by the adjacent lots fronting U Street. Therefore there is no alley access and no way to bring in a rear parking area. Due to the sites proximity to major bus lines on Rhode Island Avenue, North Capitol St and the Shaw Metro Station; we believe relief is warranted.



December 15, 2014

William Jelen Architect
11401 Narin Road
Silver Spring, MD 20902

Re: Structural hardship – 2007 1st Street, NW – Washington, DC.

Dear Mr. Jelen:

APAC Engineering, Inc has observed the existing condition of the exposed structural elements of the above referenced building. We only observed the building relative to the concern about protecting the building to the South when the existing structure at 2007 1st Street is removed,

In reviewing the structural elements of the existing building and the building to the South it is clear that the structures work in conjunction to resist lateral loads in the North/South direction from wind or seismic sources. We are also concerned that the demolition of the structure at 2007 1st Street will harm the existing wall on the South property line.

Given these two concerns it our professional opinion that the owner of 2007 1st street will have to structurally reinforce the building to the South if they are forced to remove the existing structure on their property. It is our belief that this will put an unreasonable hardship on the owner to accomplish the removal of the structure in question.

Please call if you have any questions.

Sincerely,
APAC Engineering, Inc.

A handwritten signature in black ink, appearing to read "R. Wixson", written over a horizontal line.

Robert A. Wixson, PE
President

