

Supplemental Filing
Special Exception Application
815 8th NE- BZA#18927

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Michael Fowler**
Architect/Agent
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Washington, DC 20003

Date: March 24, 2015

Subject : **BZA Application for an Addition at 815 8th Street NE**

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the proposal for a rear addition, in response to concerns raised by neighbors.

Plan Revisions:

Several adjacent neighbors, as well as a neighbors across the alley, expressed concerns about the original proposed height of the addition. They also had concerns about the impact on their privacy from the proposed second floor. Based on these concerns the following changes were made:

1. The height was reduced by 1.5' to 19.5' on the south half of the structure, and by 3.5' to 17.5' on the north half of the structure. The original proposed height was 21'. The height was reduced the most on the north half of the addition where it has the greatest impact on the light and air of the neighbors to the north. The sun/shadow study has been revised to show this reduction in an already minimal impact.
2. A window was removed from the second floor bedroom on the north wall, and the remaining window was moved as far towards the rear of the property as possible. These changes were made to address the concern regarding privacy from the neighbors to the north.
3. The double window on the east wall in the stairwell was replaced with a single window and lowered. This change was made to address the concern regarding privacy from the neighbors across the alley.
4. The double window on the east wall in the second floor living room was replaced with a triple high window with a 5'-2" sill. This change was made to address the concern regarding privacy from the neighbors across the alley.
5. The trellis was revised to show a physical connection to both the existing structure and proposed addition in order to clarify the intent of a rear addition.

6. Roof heights were added to the site plan of the other two story structures in the adjacent alleys to help illustrate that the proposed addition will not substantially visually intrude upon the character, scale and pattern of structures in the alley.

Summary:

We would like to request the Board of Zoning Adjustment grant the revised proposed addition. The changes listed above are intended to address the concerns raised by the neighbors in meetings immediately before and after the March 3rd hearing. The addition does not unduly affect the light, air or privacy of the neighbors, and the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations.

Thank you for your consideration.

Michael Fowler