

Supplemental Filing
Special Exception Application
325 5th Street SE- BZA#18938

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
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Washington, DC 20003

Date: April 14, 2015

Subject : **BZA Application for an Addition at 325 5th Street SE**
BZA #18938

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the plans for a rear addition, submitted on April 14, 2015.

The adjacent neighbors at 323 5th Street SE, Robert Shelton and Mark Flynn, have raised issues regarding the proposed addition to 325 5th Street SE.

The plans were shared with Mr. Shelton and Mr. Flynn in December of 2014, after they were filed with the BZA on December 9th. Because Mr. Shelton and Mr. Flynn were going to be out of town for two months they requested that the case be postponed. Per their request we postponed the hearing from February 3rd to April 21st. This was to allow them more time to review the plans.

The homeowner, along with the architect, met with Mr. Shelton and Mr. Flynn on March 28th, 2015. During that meeting we reviewed the plans, observed the potential project location from the yard at 323 5th Street, and we verified the measurements.

Based on the meeting the following actions were taken:

1. The site plan was revised (See new sheets C-2 and C-3 dated 4-10-15) to reflect the accurate depth of the existing brick wall adjacent to the property at 323 5th Street SE. The depth was not correct in the initial filing, and has been corrected on Sheets C-2 and C-3 to be 11'-11". The proposed addition would extend the length to 21'-11" beyond the rear of 323 5th Street SE.
2. It should be noted that per DCMR 11, Section 2001.2, the existing porch may be enclosed as a matter of right. The two level porch existed prior to 1958 and thus the footprint is grandfathered in. The relief we are requesting is merely for an additional 3'-10".

2001.2 Except as provided in §§ 2001.11 and 2001.12, ordinary repairs, alterations, and modernizations to the structure, including structural alterations, shall be permitted.

3. A sun study was created in order to assess the impact on the light and air of 323 5th Street. The existing conditions are shown as the potential matter of right build out. The sun study indicates that there will be very little change in the shadows cast on 323 5th Street SE.

Summary:

We have submitted a sun study along with revised plans reflecting these changes. Based on the sun study, we assert that there will be a very minimal impact on the adjacent properties.

The plans were presented to the ANC 6B Planning and Zoning Committee on April 7th, 2014. During that meeting Mr. Shelton raised his concerns as well. The Committee concluded that the impact was minimal and they voted to support the proposed addition.

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