

B R I A N C . A N D E R S O N

3312 Fessenden Street, N.W. • Washington, D.C. • 20008

January 19, 2015

Board of Zoning Adjustment
c/o DC Office of Planning
1100 4th Street SW, Suite 600
Washington, DC

Re: BZA case 18941 / 3318 Fessenden St. NW

Dear Members of the Board of Zoning Adjustment:

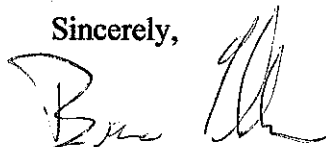
I understand that you seek input from neighbors concerning the Johnson family's proposed addition to the second floor of their house at 3318 Fessenden Street, N.W., and especially from my wife and I as their neighbors to the east -- the side of the Johnson's house where the addition would be built. We have no objections to the Johnson's proposed addition and, indeed, support it. It is a sensible project to enhance the functionality and value of their home, which ultimately benefits all of their neighbors.

I understand that the Johnson's project contemplates extending the second floor out to where the first floor and garage level currently ends about six feet from the property line. Extending this addition to the end of the lower floors is best from a functional and aesthetic standpoint. It would be less desirable from both standpoints to step the addition back two feet from the edge of their house simply because current zoning rules require 8-foot setbacks from property lines. Our second-floor addition facing the Johnson's house is flush with the lower floors of our house, so their design would create a pleasing symmetry between the two properties, whereas a two-foot setback on their house would create an inconsistent interface.

To the extent that the six-foot-from-property-line rule is designed to prevent two adjoining structures from facing each other too closely, I note that the Johnson's proposed expansion and our existing second-floor addition do not meet each other face-to-face. They are completely offset on the north-south axis. The Johnson's addition would look out over our driveway while ours looks out over their backyard

If you have any further questions, feel free to call me at 202-362-6966.

Sincerely,



Brian C. Anderson