

Board of Zoning Adjustment:

Applicant: Nam Dinh Pham

Application Number: 18970

Not meeting the rear setbacks

Dear Board Members,

We reside at 4343 Garfield Street NW Washington DC. This is the property that the proposed addition will come right up to our property line. We have the following concerns that we would like to voice for your consideration in this case.

First we would like to spell out the proximity to our property and our home. The existing structure is within 3" of our property line and is viewed directly from our living room, master bedroom, sunroom and patio area. The proposed addition will be just 10' away from the rear corner of our home. We presently have a substantial plantings that buffer the structure that include mature hemlocks and 35' Hinoki cypresses. The present rear patio of the Pham Residence drains onto our property.

Our concerns are:

Architectural:

The present plans will create a large blank wall along our property that will be significantly taller than the existing structure (Approximately 4' Taller). And is listed as Vinyl Siding. The addition will add 7' of structure that is 12' tall. This will impact and block the western sun exposure into our yard. The new roof truss has all of the water flowing towards our property. The roof trusses are being engineered to accommodate the air conditioning units. This will place the air handlers on the second level and within 15' of our bedroom window. There is very little detail that would suggest that the addition is in keeping with the architectural details of the house or are in keeping with the historic nature

Environment:

The construction of the addition would require the removal of three very established trees that are presently along our property line. The removal of the hemlock (45' tall) would expose the view from the windows on the second and third floors of the house. The removal of the Hinoki Cypress (35' tall) would expose the views from our master bedroom to the new addition that will be less than 12' away. This would require access to our property and would affect the landscaping along this property line.

In review this addition would significantly impact our property and our property value. We do not totally object to the concept of a renovation/addition of this scope but feel that at this time we are lacking enough information on details such as final architectural details, drainage plans, site plans and landscape plans to give our support at this time.

Sincerely,

Christopher J Cahill

Submitted on 3/2/2015 by:

Christopher Cahill

4343 Garfield Street NW Washington DC 20007