

**Supplemental Filing**  
**Special Exception Application**  
**1254 Florida Avenue NE- BZA#18995**

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

**From:**           **Jennifer Fowler**  
Architect/Agent  
1819 D Street SE  
Washington, DC 20003

**Date:**             June 5, 2015

**Subject :**         **BZA #18995**

Dear Board of Zoning Adjustment,

This letter serves to address concerns raised by the Board at the scheduled hearing on May 12, 2015.

The adjacent neighbor at 1252 Florida Avenue appeared at the hearing and raised concerns about a tall fence on the property of 1254 Florida Avenue. After the hearing, the owner of 1254 Florida Avenue met with the neighbor and has subsequently removed the tall section of the fence.

Per the request of the BZA, a sun study was created in order to assess the impact on the light and air of the adjacent properties. The sun study compares the existing one story garage to the proposed garage. The study indicates that there will be very little change in the shadows cast on the adjacent properties. Any new shadows are limited to the alley, the roof of the adjacent garage, and the very far end of the rear yards. This is due to the orientation of the garage on the northeast end of the property. Additionally, the existing alley is 20' wide which limits the shadows cast onto properties to the north.

The existing alley has a number of two story garage structures, as well as a large three story apartment building. See the following pages for photographs.

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

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18995  
EXHIBIT NO.38



Example of a two story garage on the alley behind the 1200 block of Florida Avenue NE



Example of a two story garage on the alley behind the 1200 block of Florida Avenue NE



Example of a two story garage on the alley behind the 1200 block of Florida Avenue NE



Example of a two story garage on the alley behind the 1200 block of Florida Avenue NE



Example of a two story garage on the alley behind the 1200 block of Florida Avenue NE



Three story structure across the alley from 1254 Florida Avenue NE