

Supplemental Filing
Special Exception Application
1102 Park Street NE- BZA#18930

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
1819 D Street SE
Washington, DC 20003

Date: April 9, 2015

Subject : **BZA Application for an Addition at 148 11th Street SE**
BZA #18997

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 the ANC and the adjacent neighbor at 146 11th Street SE.

Plan Revisions:

The ANC, as well as the adjacent neighbor to the north, expressed concerns about the original proposed height of the garage. Additionally, the neighbor had concerns about the impact on her privacy. Questions were also raised about the trellis connection at the main house. Based on these concerns the following changes were made:

1. The overall height was reduced by 2' so that the height will be 20' rather than the original proposal for 22.0'.
2. The second floor window nearest to 146 11th Street SE was revised to be a high window, the sill being 5'-4" above floor level. We would also point out that the window is located in a stairwell which would mean that the window will be used purely for light and not views to the outside.
3. The trellis footprint was increased to ensure that the doors on the main house and the addition are meaningfully connected. The footprint of the garage was decreased in order to stay within the 70% limit of the special exception.
4. The revised floor plan includes information on the main house door location.

Summary:

We have submitted a sun study along with revised plans reflecting these changes. The sun study reflects the revised height of 20'. Based on the sun study, we assert that there will be a very minimal impact on the adjacent properties. Shadows cast onto the property at 146 11th Street SE are limited to the rear yard most of the year, with the exception of mornings in the winter.

We would like to request the Zoning Commission to grant the scaled down 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.18997
EXHIBIT NO.24