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March 15, 2015

Board of Zoning Adjustment
DC Office of Zoning
441 4th St NW
Washington, DC 20001

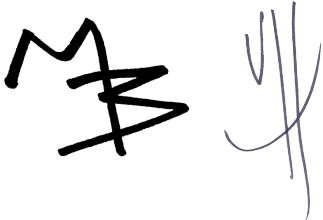
To Whom It May Concern:

In fulfillment of the *Form 120 - BZA for Variance and/or Special Exception* requirements, we hereby request that the Board consider the following as proof that this application meets the specific tests identified in the Zoning Regulations for lot occupancy and rear yard depth variances:

- The physical characteristics of the property make it difficult to build in compliance with the Zoning Regulations:
 - The subject property has inherent practical difficulties due to the exceptional narrowness, shallowness and size of the property, which are further amplified by the unusual front yard setback of 5.61'. The lot is 12'x55', with an area of only 660 SF.
 - The owners wish to improve upon the existing 576 SF net of the house in order to provide the space needed to comfortably raise a family.
- Granting the application will not be of substantial detriment to the public good:
 - The proposed addition will be to the rear of the house, and not visible to the general public due to the 2.917' wide public alley.
 - The subject property is adjacent north to a significantly deeper lot, with an existing building that extends approximately 9'-4" beyond the deepest point of the proposed addition. *Refer to attached Architectural plans and solar studies.*
 - The subject property is adjacent south to two identical properties that already have similar additions built. The massing of the proposed addition will not impact the neighboring structures access to light and air. *Refer to attached Architectural plans and solar studies.*

- Granting the application will be consistent with the general intent and purpose of the Zoning Regulations and Map, as indicated in DCMR 11-101:
 - The subject property will maintain the existing use of one-family residential, which prevents undue concentration of population, maintains the current distribution of property use, and preserves the character of the Capitol Hill Historic District.
 - Improving upon the existing small structure will promote stability of the Capitol Hill Historic District and increase the land value.
 - As evidenced by the adjacent properties, construction of a rear addition to the subject property will not adversely impact the character of the Capitol Hill Historic District.

Sincerely yours,

The image shows two handwritten signatures in black ink. The signature on the left is bold and stylized, appearing to be 'MB'. The signature on the right is more fluid and cursive, appearing to be 'V. Elías'.

Michael Blake & Victoria Elías