

Gabriel and Stephanie Klein
1100 Euclid St. NW
Washington, DC 20009

October 19, 2015

Formal Evaluation of Project against Special Exception Criteria of Section 223, "Zoning Relief for Additions to One-Family Dwellings or Flats and for New or Enlarged Accessory Structures."

Form 120 – BZA for Rear Yard Special Exception: Supporting Documentation

BZA Case #: 19066
1100 Euclid St. NW
Washington, DC 20009
Lot 0115 Square 2865
Zoned R-4
DCRA File Job #: B1505044

According to Section 223 of Chapter 11 of the DC Zoning regulations, we, the owners of the house at 1100 Euclid St. NW, Washington DC, 20009, Gabriel and Stephanie Klein, are applying for a Special Exception in order to build a home office above our existing, semi-detached garage. We are aware of the potential impacts to privacy, light and air to our immediate neighbors, and offer the following evaluation of our project against the criteria of Section 223.

Sections 223.2 (a) and (b)

South Neighbor, Valerie Davis

We believe that the impact to Ms. Davis' enjoyment of privacy, along with available light and air, will be minimal and can be remediated with a well-designed privacy screen (see rendering). Ms. Davis favors the proposed addition over our garage, since it would greatly improve the existing privacy fence with a colorful finished wall. In fact, she has submitted a letter of support for this project to the Office of Zoning. Any concern for privacy of the upstairs window of Ms. Davis' house can be addressed by a greenscreen® privacy fence. Greenscreen is a three dimensional, modular, trellis system that essentially allows for the creation of a wall of plants. More information can be found at www.greenscreen.com.

West Neighbor, Rotimi Newland

We believe the impact to Mr. Newland's enjoyment of privacy, along with available light and air, will be minimal, and effectively remediated by a well-designed privacy screen. Mr. Newland has likewise expressed his support for the addition over the garage (and submitted a support

letter to the Office of Zoning), since it would greatly improve the existing privacy fence with a colorful finished wall. Morning light may be slightly diminished due to the increase in height from a solid 7'-0" privacy fence to a 9'-6" colorful finished wall with a 6'-0" semi-transparent greenscreen above; however, Mr. Newland's yard is already deeply shaded by a substantial tree canopy and by the high party wall to the south.

Sections 223.2 (c) and (d)

In order to ensure that the unit above the garage, together with our existing house, does not substantially, visually intrude upon the character, scale, and pattern of houses along the street frontage when viewed from the street, we have undertaken the following design elements:

- 1) The new design provides a coherent street wall behind a heavy tree canopy to replace the typical, unresolved corner anomaly.
- 2) The new design provides signals of revived neighborhood, fresh ideas, new materials, etc.

Please refer to our color rendering for further evidence of these visually positive design elements.

A handwritten signature in black ink, appearing to read 'G Klein', with a stylized, cursive script.

Gabriel Klein

A handwritten signature in black ink, appearing to read 'S Klein', with a stylized, cursive script.

Stephanie Klein