

December 29, 2015

VIA IZIS

Chairperson Marnique Heath
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 19112 – Pre-Hearing Submission

Dear Chairperson Heath and Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on January 12, 2016. The Applicant is requesting a special exception to allow the construction of an addition for a three-unit apartment house in the R-4 zone.

1. Revised Plans

Following extensive collaboration with many of the neighbors, the Applicant revised its plans for the addition. The new plans are attached hereto. The revised design includes a smaller addition and retention of more of the building's original features. In particular, the new design includes the following elements:

- The rear addition will extend only 20 feet beyond the existing structure for the cellar and first levels and approximately 12 feet for the second level, which is a significant reduction from the previously proposed 40-foot addition for all levels.
- The rear yard depth will increase to approximately 65 feet, which is a significant increase from the previously proposed 45-foot rear yard.
- The project will not include a roof deck, which was previously proposed. The elimination of the roof deck will also eliminate the previously proposed penthouse.
- The front of the existing building will include a front porch similar to the existing, whereas the previously proposed design eliminated the front porch entirely.

Because the scale of the addition now will be significantly smaller than previously proposed, the potential impact on neighboring properties will be further lessened. With the

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District of Columbia

drastically larger rear yard and a reduced lot occupancy of only 47.2% – considerably less than the 60% permitted – more than half of the property will be open space. Therefore, the light and air available to neighboring properties will not be unduly affected. Furthermore, with the large reduction in scale of the addition at the second floor and the elimination of the roof deck, the privacy and use and enjoyment of neighboring properties will not be unduly compromised. The decrease in the addition's size, the retention of a front porch, and the use of hardi plank on the addition will result in a design consistent with the scale and pattern of other buildings on the block.

2. Community Outreach

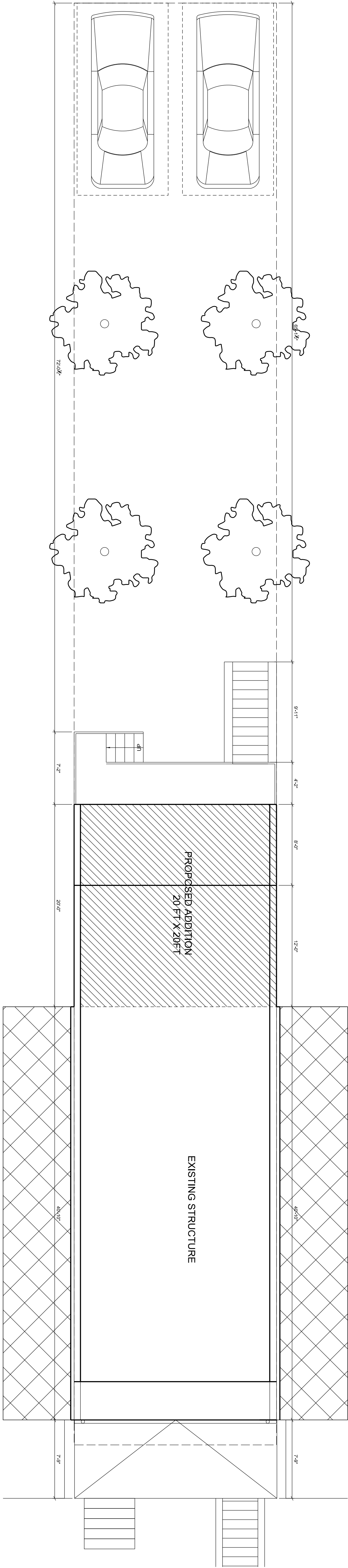
Since filing the application, the Applicant has worked extensively with the neighbors, particularly the most affected adjacent neighbors, to create a satisfactory revised design. The opposition in the record pertains to the previously proposed design, and the Applicant is unaware of any opposition to the revised design. As a result of the neighborhood collaboration, the Applicant is pleased to report that the ANC and both adjacent neighbors support approval of this special exception.

Because the revised design more thoroughly satisfies the special exception criteria and because of the neighbor and ANC support, the Applicant requests approval of this special exception.

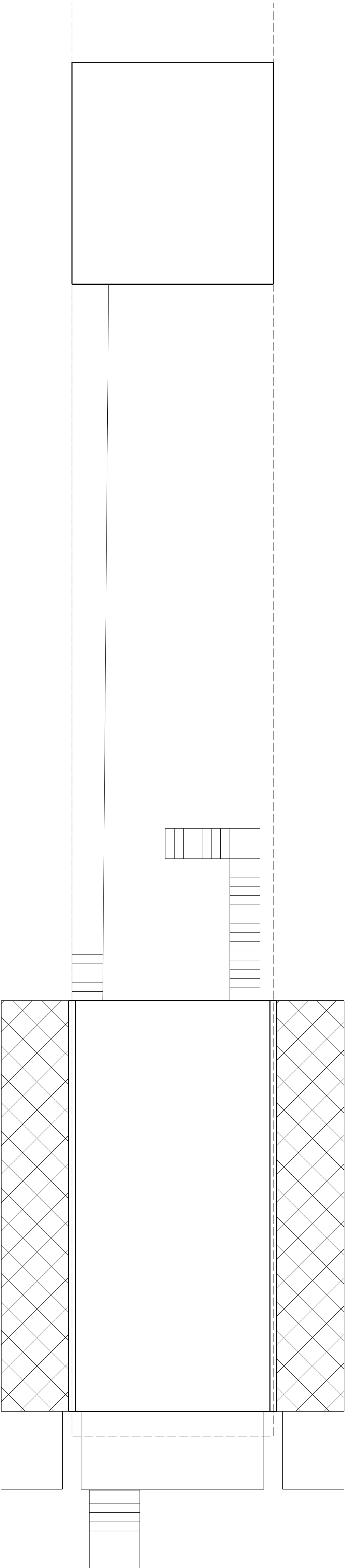
Sincerely,

A handwritten signature in blue ink, appearing to read "Cary Kadlec", with a long horizontal flourish extending to the right.

Cary Kadlec



1 PROPOSED SITE PLAN - ROOF HATCH
SCALE: 3/16" = 1'-0" 24X36 LAYOUT



1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0" 24X36 LAYOUT

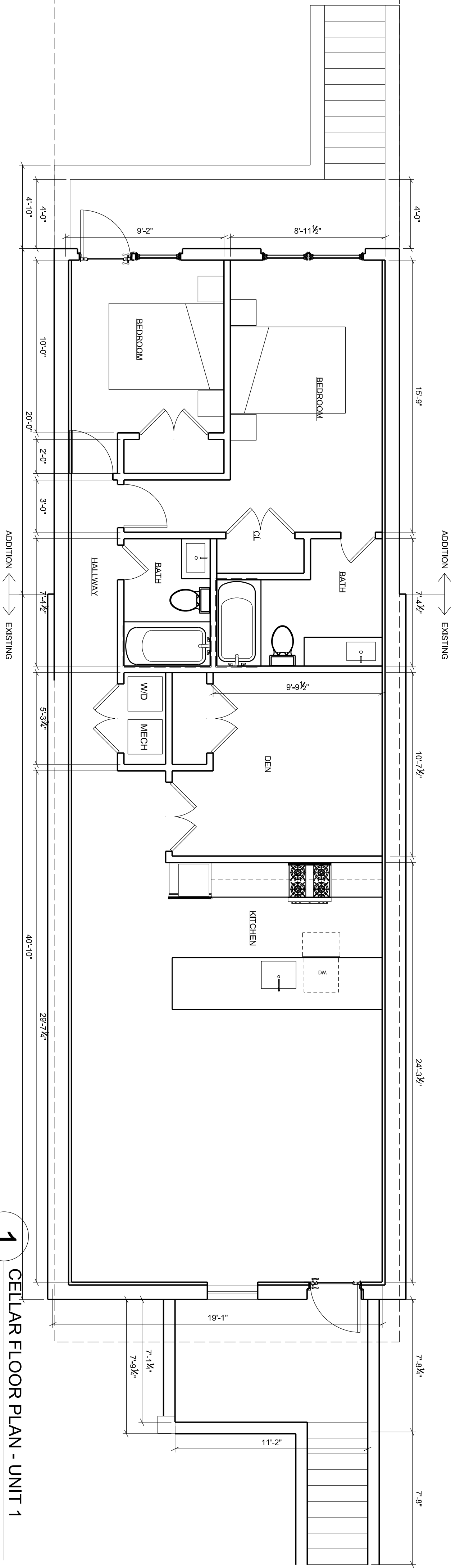
KC/DC STUDIOS
architecture - design - construction management
P: 202.320.2137
C: 812.804.8881
kc@kcdstudios.com
1708 Florida Avenue NW, Suite 2000

307 TAYLOR STREET, NW

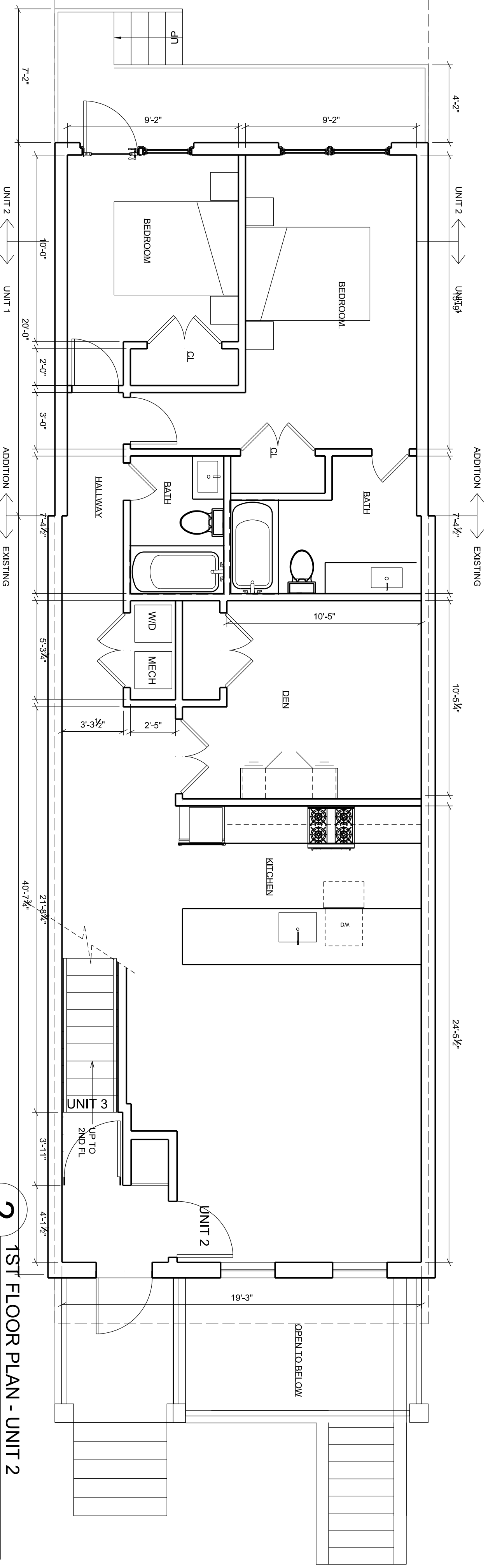
307 TAYLO STREET, NW
WASHINGTON, DC 20011

SCALE: AS NOTED
DATE: 11/17/2015
PROJECT NUMBER: 307 TAYLOR

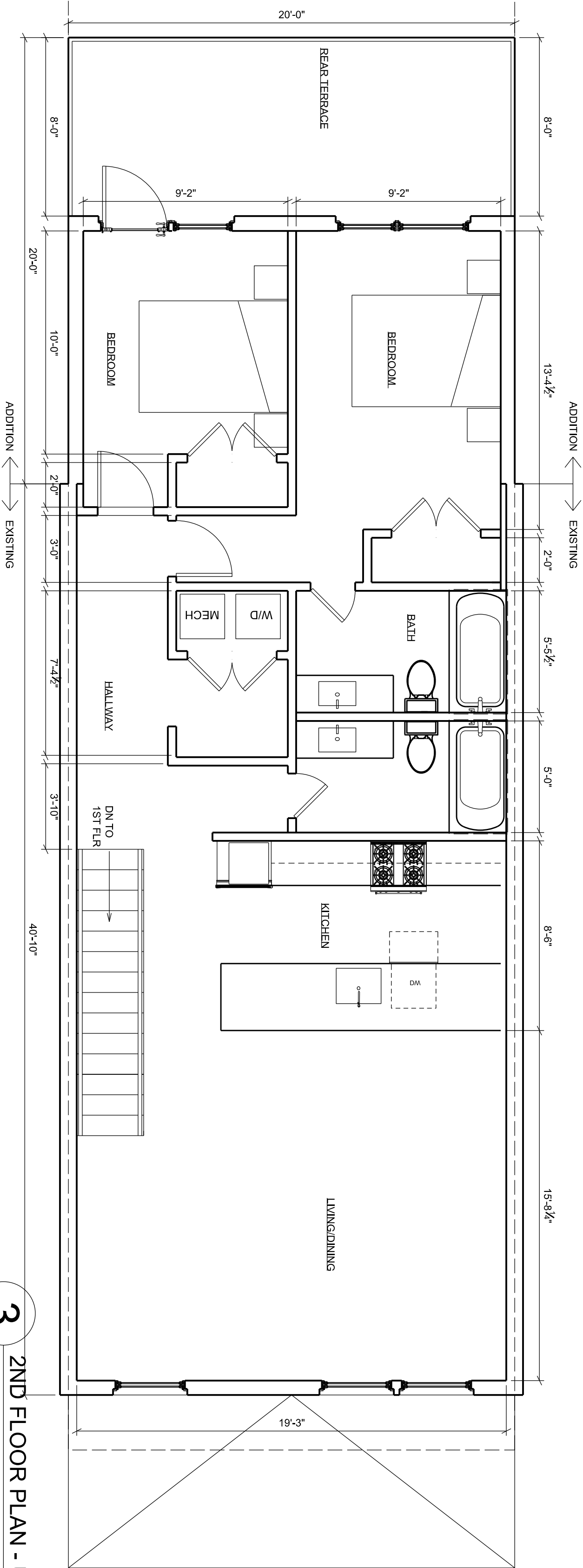
A0100-4



1 CELLAR FLOOR PLAN - UNIT 1
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



2 1ST FLOOR PLAN - UNIT 2
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



3 2ND FLOOR PLAN - UNIT 3
SCALE: 1/4" = 1'-0" 24X36 LAYOUT

KC/DC STUDIOS

architecture - design - construction management

P: 202.320.2137
C: 912.604.8991

kc@kcdstudios.com
1708 Florida Avenue NW, Washington, DC 20009

307 TAYLOR STEET, NW

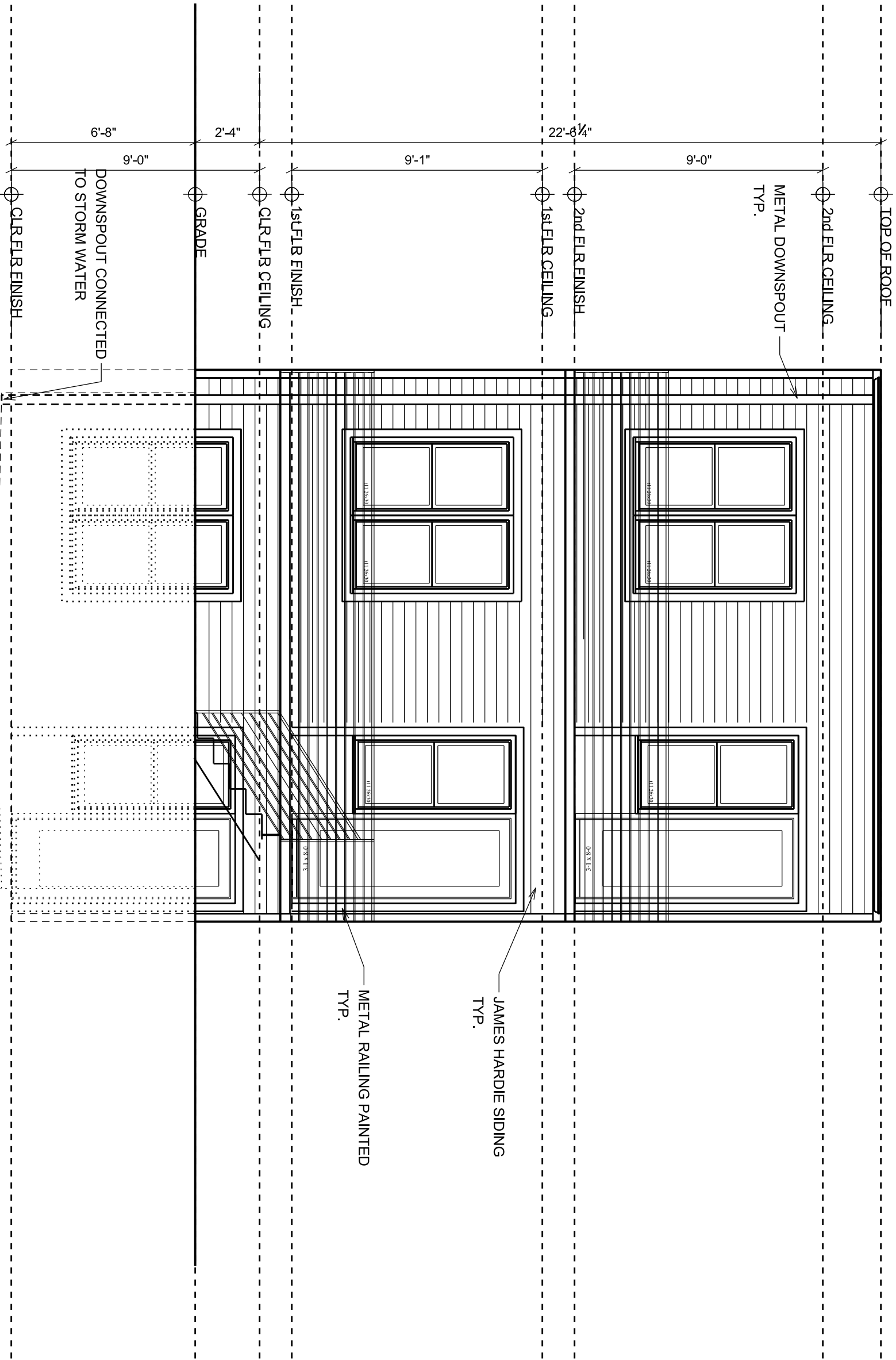
307 TAYLO STREET, NW
WASHINGTON, DC 20011

SCALE: AS NOTED

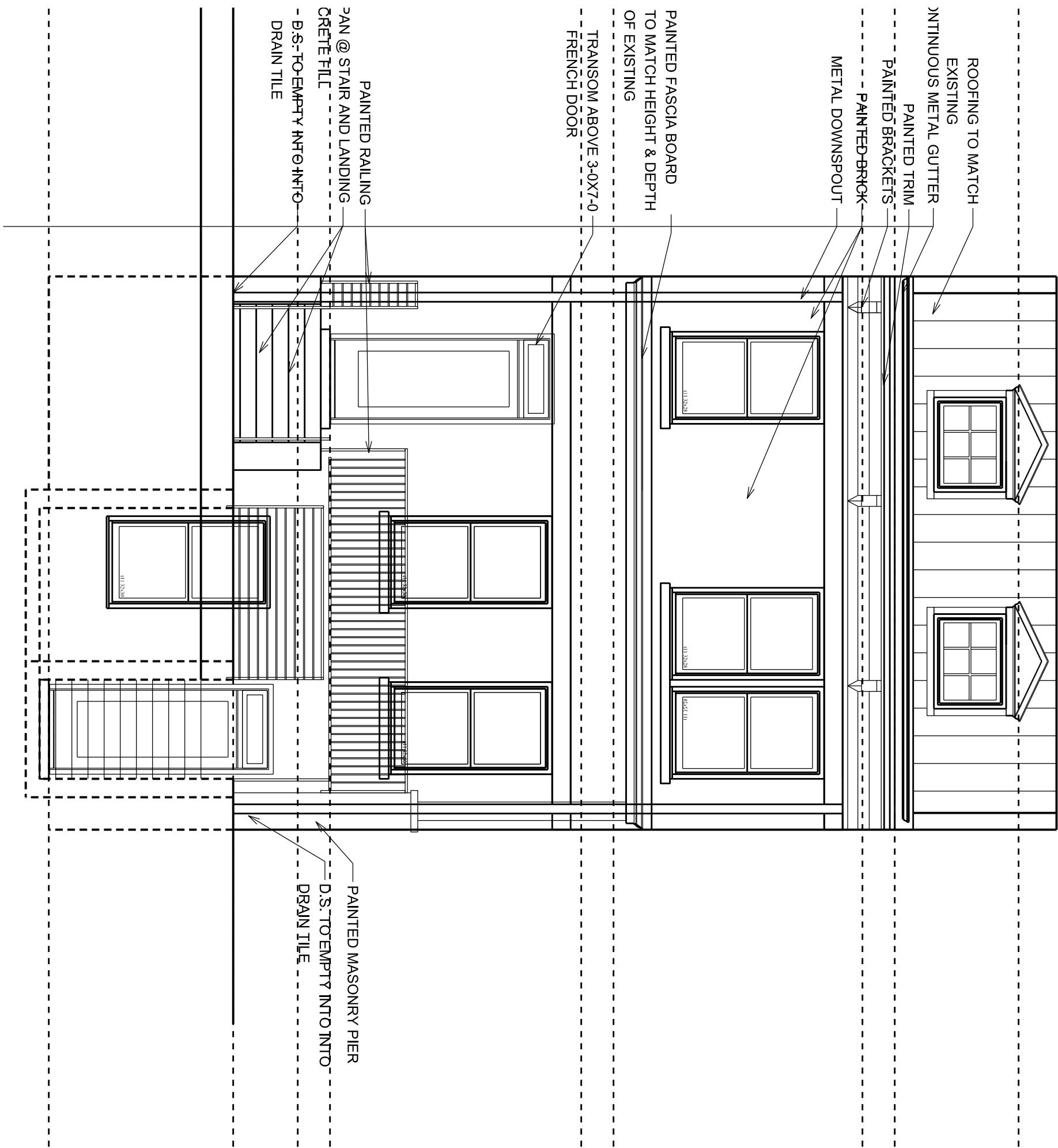
DATE: 11/17/2015

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A0101-4



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 24X36 LAYOUT

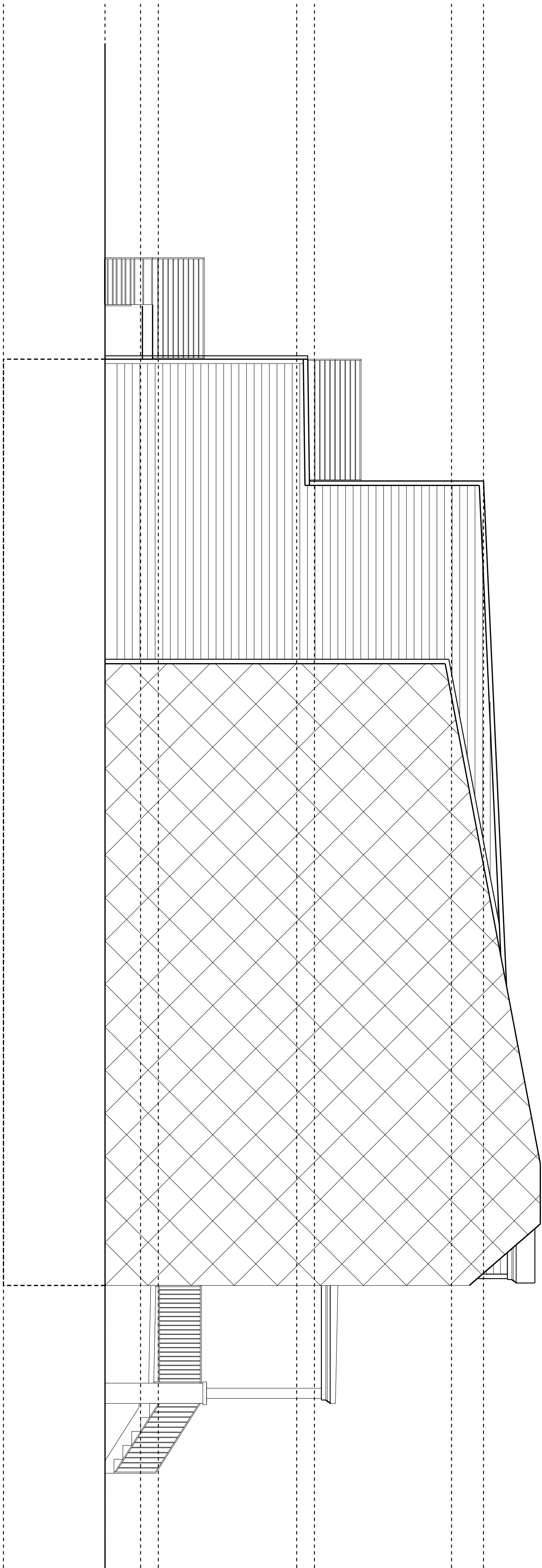
307 TAYLOR STEET, NW

307 TAYLO STREET, NW
WASHINGTON, DC 20011

KC/DC STUDIOS
architecture - design - construction management
P: 202.320.2137
C: 912.604.8956
kc@kcdsstudios.com
1706 Florida Avenue NW, Suite 2000

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DATE: 11/17/2015
PROJECT NUMBER: 307 TAYLOR

A0201-4



1

EAST ELEVATION

SCALE: 1/4" = 1'-0"

24X36 LAYOUT

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architecture - design - construction management

P: 202.320.2137
C: 912.804.8981

kc@kcdstudios.com
1708 Florida Avenue NW, Washington, DC 20009

SCALE:

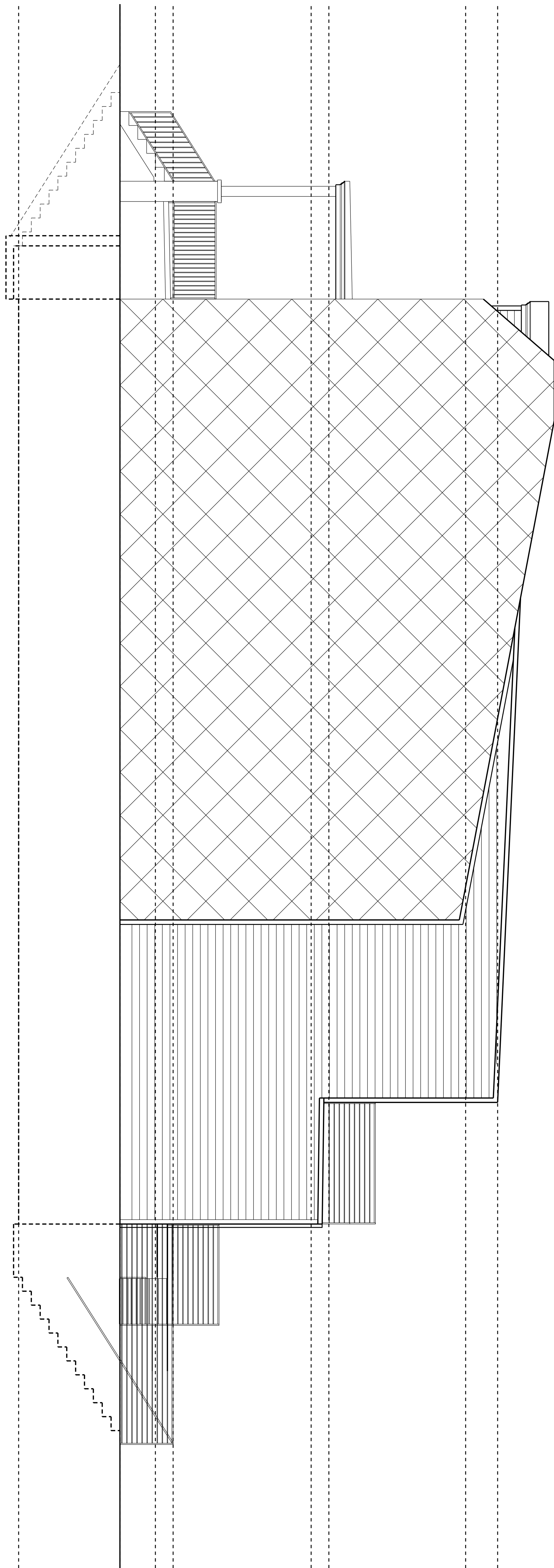
AS NOTED

DATE:

11/17/2015

PROJECT NUMBER: 307 TAYLOR

A0202-4



1

WEST ELEVATION

SCALE: 1/4" = 1'-0"

24X36 LAYOUT

307 TAYLOR STEET, NW

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P: 202.320.2137
C: 912.804.8981

kc@kcdstudios.com
1708 Florida Avenue NW, Washington, DC 20009

SCALE:

AS NOTED

DATE:

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