

20 October 2015

Dear Neighbor, Ted

I wanted to let you know that I am planning to subdivide the existing lot at 1010 Irving St NE into two lots, and construct two semi-attached single family dwellings. The proposed design will complement the existing homes on the street, and each will be provided with off-street parking. In order to obtain a building permit, I am required to obtain a variance from the Board of Zoning Adjustment (BZA). The proposed lots will be slightly narrower than the required lot width of 30'. Because the existing lot is pie-shaped, our proposed lot width at the front is 26.8' and 35.6 in the rear. I would also be happy to put you in touch with our Architect, Will Teass of Teass \ Warren Architects to discuss any questions or concerns you may have. He can be reached at (202) 683-6260 or will@teass-warren.com.

We are in the process of filing an application with the BZA. We will be making a presentation at our local Advisory Neighborhood Council (ANC) Meeting. The meeting is open to the public and you are more than welcome to attend and contribute your thoughts and opinions.

The purpose of this letter is to ask for your support of my BZA application. Part of BZA process is to determine if granting the zoning relief will cause any negative effects on adjacent properties. I strongly believe that the project will not cause any negative impacts to your property.

We ask that you indicate your position and sign the letter below. These letters will be presented to both the ANC as well as the BZA as evidence of your position. You also have the opportunity to voice any concerns at either the ANC meeting or BZA hearing.

If you have any questions, please do not hesitate to contact me by calling me at (202) 236-3919 or emailing me at scott@positivespace.biz. You may also contact Amit Vora, Senior Project Manager at (301) 523-4050.

Yours truly,



Scott P. Evans, Manager
1010 Irving, LLC
1001 Jackson Street, NE
Washington, DC 20017

- ☒ I support my neighbor in their effort to obtain zoning relief for their rear addition.
- ☒ I have no objection to my neighbor in their effort to obtain zoning relief for their rear addition.

Theodore Newkirk Jr. Theodore Newkirk Jr. 10-21-15
Signature Printed Name Date

1002 Irving St. N.E. Washington D.C. 20018
Address