

Supplemental Filing
Special Exception Application
650 F Street NE- BZA#19159

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: December 11, 2015

Subject : **BZA Application for an Addition at 650 F Street NE**
BZA #19159

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the plans for a third floor, submitted on December 11, 2015. The plans have been revised as a result of working closely with the Planning and Zoning Committee of the ANC 6C.

Based on the ANC's feedback, the following revisions were made:

1. The F Street façade was pushed 24" back to increase the setback from the front façade. This was done to lessen the visibility of the addition along F Street NE. The reduction in impact can be seen in the Sight Line Study submitted along with this filing.
2. The deep overhang was reduced from 24" to 6", further reducing visibility and impact. The reduction in impact can be seen in the Sight Line Study submitted along with this filing.
3. The southern portion of the roof was lowered from 35'-9" to 35', so that the visible portion of the addition would be within the matter-of-right height limitation.
4. The northern portion of the roof was lowered from 35'-9" to 35' as well, reducing impact on the adjacent neighbors.
5. The middle, higher, roof section was pushed back by 24", along with the deck and railings that sit on top of it.
6. The front chimney was determined to be obsolete and will not be extended (see roof photographs submitted along with this filing).
7. Railings visible from F Street were revised to be glass to reduce impact. Glass railings to have anti-glare coating.
8. South facing addition windows to have anti-glare coating.

Summary:

We have submitted a sun study along with revised plans reflecting these changes. Based on the sun study, we assert that there will be a very minimal impact on the adjacent properties.

The plans were presented to the full ANC 6C meeting on December 9, 2015, and they voted to support the revised plans.

We would like to request the Zoning Commission to grant the 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.19159
EXHIBIT NO.30