

Jared Heming
131 U St NE
Washington DC 20002

Office of Zoning
441 4th Street, NW, Suite 200
Washington, DC 20001

To Chairperson Heath and Members of the BZA:

My name is Jared Heming, and I am writing to voice my support of BZA Application No. 19191. I live adjacent to the applicant at 131 U St NE. I am an architect, and I believe the particular characteristics of this site warrant the exemptions sought by Mrs. Eubanks. I also believe the proposed work exhibits architectural merit that minimizes its visual impact.

All the homes in Square 3533 were permitted at the same time. As the block was laid out, the end lots were made narrower, and the houses were built longer than the rowhomes in between. This difference in size is evident in the satellite view provided on the cover sheet of the application. As such, the disadvantage for the end rowhomes is that by the nature of their original design, they violate the lot restrictions for R-4 zone districts codified in 1958. In other words, if a nearby owner in a mid-block home proposed the same additions as the applicant, the work would not require an exemption.

In seeking to improve her family's home, Mrs. Eubanks has taken measure to be sympathetic to the look and character of the surrounding neighborhood as well as maintaining aspects of the daylight rowhouse typology. The third floor addition maintains the slope and lines of the false mansard roofs that are a key feature of the typology. The new alley windows mimic the scale and detail of the existing windows and the parapet step down echoes the original. All of these elements reduce the contrast in scale, height, and character between the proposed work and the adjacent properties. The house will be constructed of quality material and finishes typical of the adjacent rowhomes, further blending the addition to the existing home. Overall, this is a well-considered addition to a family home that works to respect the neighborhood and the adjoining properties.

Eckington has seen some poorly designed and executed pop-ups in recent years. Our street has seen two particularly brutish developer pop-ups that wiped out key design features of the rowhouses. Many of our friends and neighbors are nervous about additional work to homes in our area, and I share their concern for the impact of irresponsible design in our neighborhood. However, the Eubanks family's proposal represents a design that adds space to a home in a responsible way that is sensitive to the neighborhood's charm. I therefore fully support this application.

Sincerely,

Jared Heming

Board of Zoning Adjustment
District of Columbia
CASE NO.19191
EXHIBIT NO.37