

April 12, 2016

Via IZIS

Marnique Y. Heath, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application No. 19235 and 19236; 753 and 755 Columbia Road, NW.

Dear Chairperson Heath and Members of the Board:

Please find the attached side elevation for 755 Columbia Road, NW. This is the side elevation which was provided to the immediately adjacent neighbor, Mr. Warren Wills, Jr., along with the shadow studies. The wall, as noted, will provide a green wall on the top two floors, to be maintained by the owners of 755 Columbia Road, NW.

Also, the Applicant would like to reiterate that it has satisfied Section 336.9(c) of the Zoning Regulations, which provides that:

“The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street or alley.”

As the Office of Planning noted in its report and at the hearing, the additions would not intrude upon the character, scale and pattern of houses along the subject street, noting that across the street are 3-story row houses, and these two buildings and one other will be three stories, adjacent to the Bruce Monroe Community Park adjacent to the east of these three buildings. We would also add that this particular ANC is involved and concerned about protecting the character of existing buildings and streets, and its strong support of these applications is further evidence of satisfaction of this and the other special exception requirements.

Thank you for considering these Applications.

Sincerely,



Martin P. Sullivan

cc: ANC 1A
Maxine Brown-Roberts, Office of Planning

Board of Zoning Adjustment
District of Columbia
CASE NO. 19235