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December 16, 2016

VIA IZIS

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**Re: BZA Application for 3616 11th STREET, NW
Lot 169, Square 2829 (the "Property") – Special Exception
Supplemental Submission**

Dear Chairperson Hill & Members of the Board:

On behalf of the Applicant, Graham and Alexis Smith, please accept the enclosed Supplemental Submission for the above-referenced application. At the conclusion of the hearing on December 14, 2016, the Board requested additional renderings of the Property, which are provided herein.

Please note, the Applicant has revised their application and no longer seeks a special exception under Subtitle U § 320.2 to permit the conversion of a residential dwelling to an apartment house or a variance from the 900-square foot per dwelling unit requirement of Subtitle U §320.2(d). Pursuant to the attached revised Self-Certification Form 135, the Applicant only requests a special exception under Subtitle E § 303.3 to permit a dwelling 40 feet in height and a special exception under Subtitle E § 206.2 to permit the modification of an existing roof top architectural element¹. The attached renderings, in addition to the evidence presented before the Board at the hearing on December 14th, demonstrates that the proposed addition will not intrude

¹ As the Applicant is no longer seeking a conversion under Subtitle U § 320.2, the request to permit a dwelling 40 feet in height and to modify the original roof top architectural element cannot fall under Subtitle 320.2's subsections. However, please note, the special exception language in Subtitle E and Subtitle U regarding dwellings 40 feet in height and modifications to original roof top architectural elements mirror each other.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19573
EXHIBIT NO. 36E

upon the character of the block and satisfies the special exception standard for building height and roof top additions. Moreover, the attached renderings have incorporated comments provided by Commissioner Turnbull regarding coping.

As evident by the neighborhood context images included with this supplemental submission, the community consists of homes of varying heights and architectural designs. The subject blockface, which consists of different types of dwellings and does not have a singular architectural style, maintains a residential character. Though the subject blockface has a variety of architectural styles, the proposed project has been thoughtfully designed to reflect the character and scale of homes along the block. Importantly, as noted during the hearing, ANC 1A commended the project's proposed design. ANC 1A, whose resolutions receive great weight from the Board, voted to support this project and all the relief requested. In addition, the proposed project has received 23 letters in support from neighbors and received the support of the Office of Planning.

This Application is scheduled for decision on December 21, 2016. Thank you for your attention to this matter.

Sincerely,
GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Ajoke Agboola



3553 11TH LOOKING EAST



3553 11TH LOOKING WEST



OTIS AT 11TH LOOKING WEST



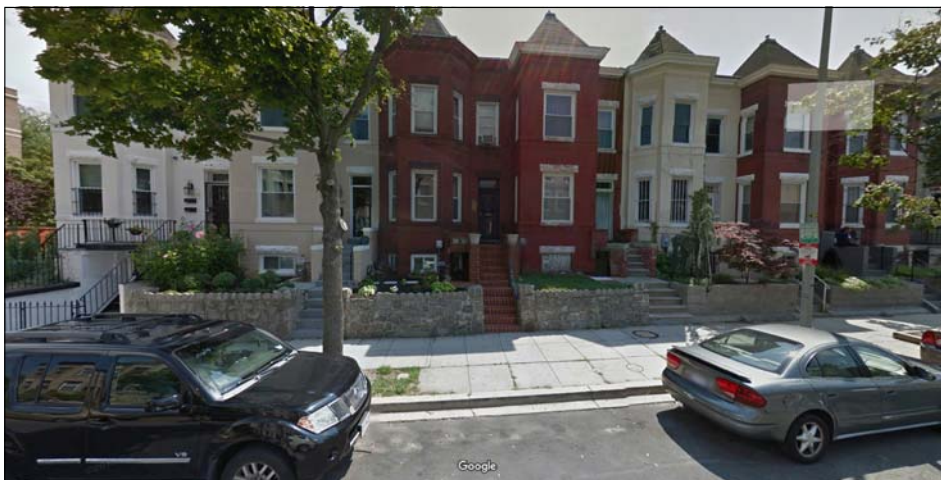
3562 11TH LOOKING NORTH



3612 11TH LOOKING SOUTH WEST



10TH AT OTIS LOOKING NORTH



3646 11TH LOOKING EAST



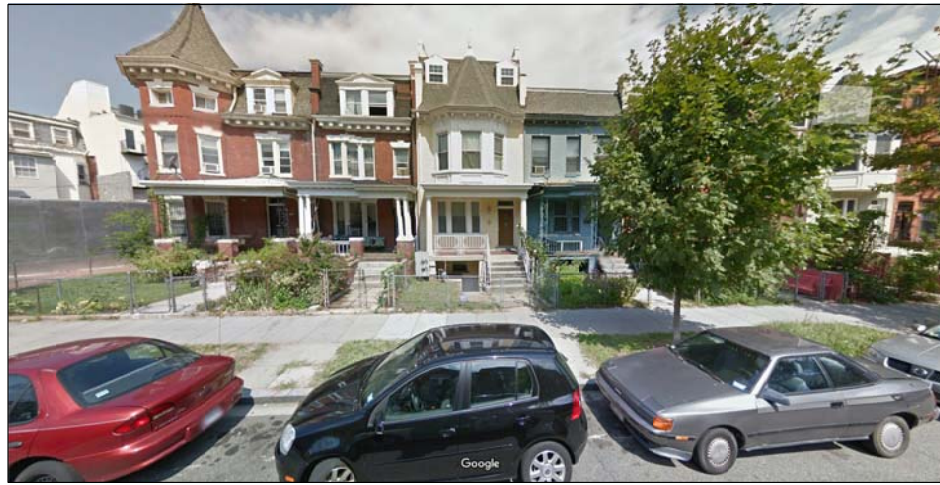
3624 11TH LOOKING EAST



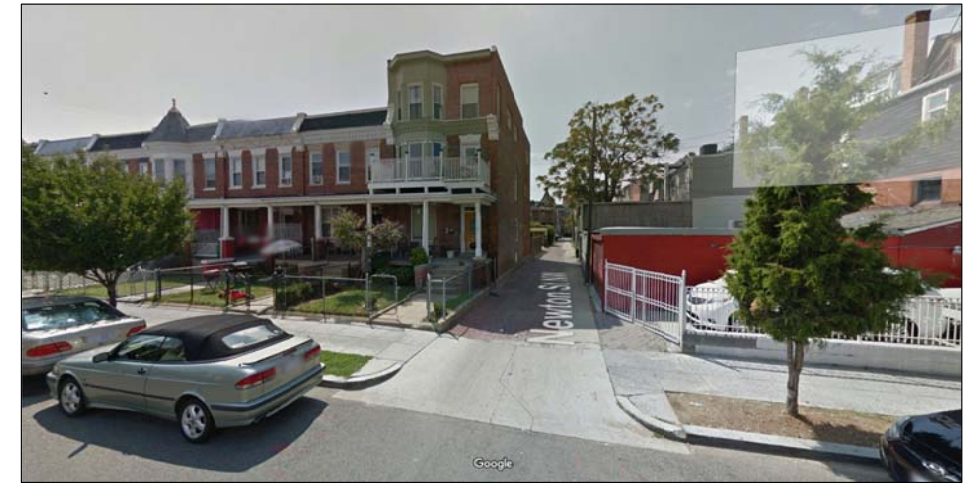
OTIS AT 13TH LOOKING EAST



3606 11TH STREET NW



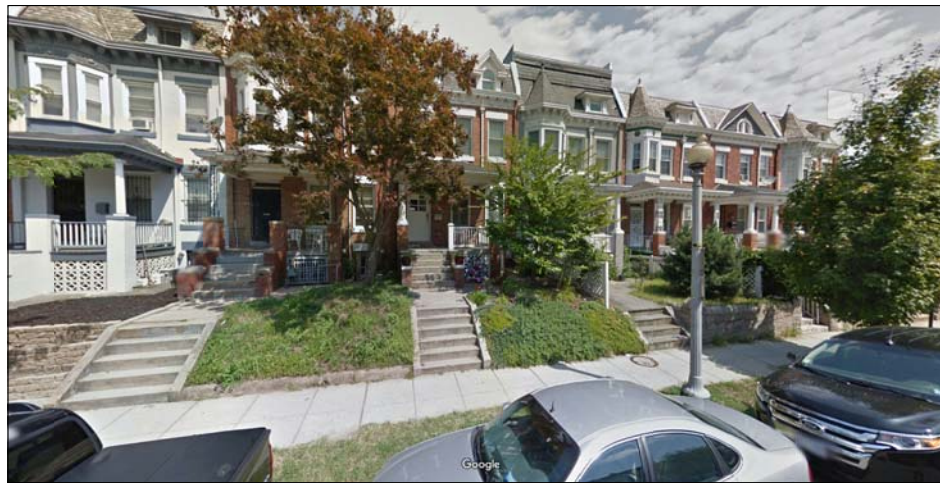
1369 MONROE ST NW



1374 NEWTON ST NW



1428 MONROE ST NW



1350 OTIS PLACE NW



3369 13TH ST NW



BZA Submission

3616 11th Street, NW
Washington, DC 20010

1428 U STREET, NW SUITE B100 WASHINGTON, DC 20009 T: 202.223.7059 www.gronningarchitects.com

11.21.2016 PRECEDENT

NOT TO SCALE | PAGE 8

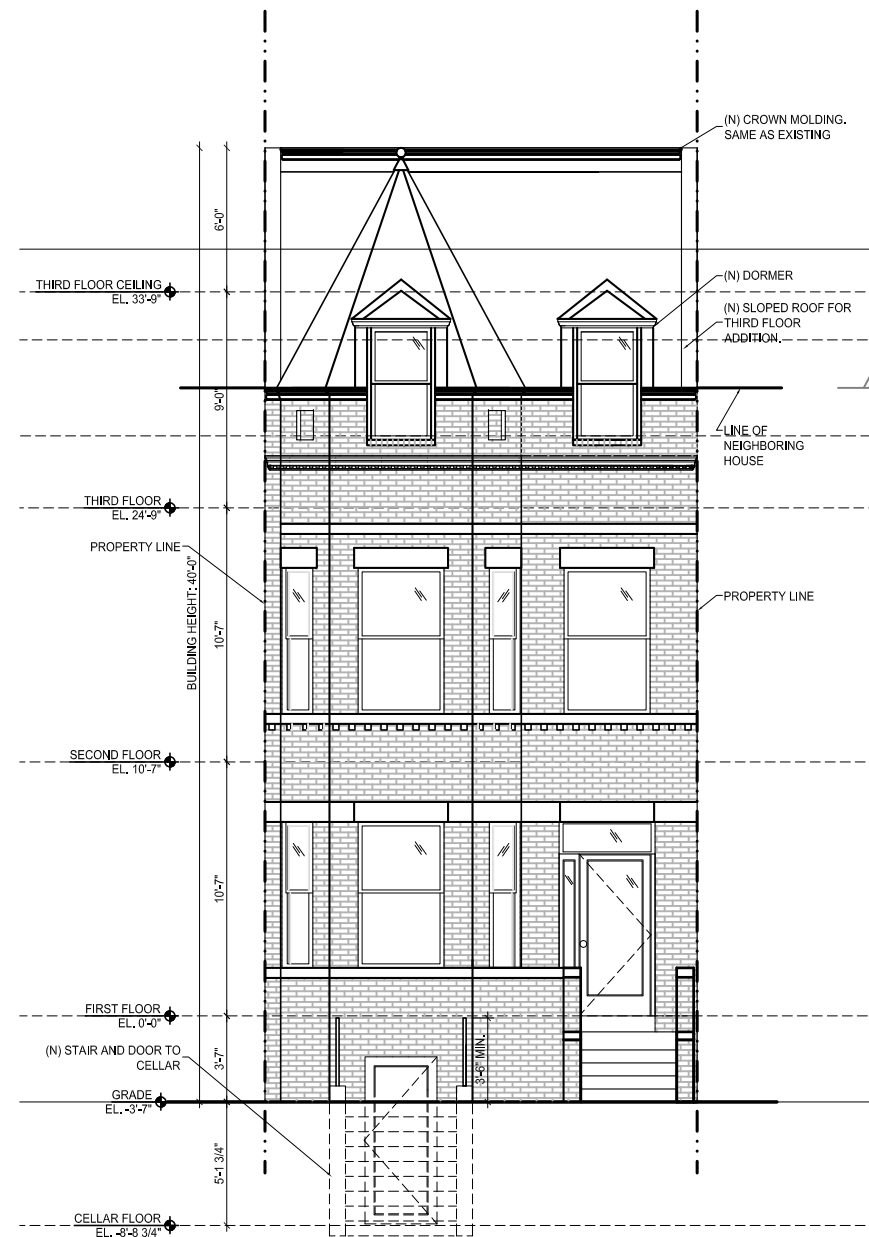
3600 BLOCK OF 11TH STREET- NEIGHBORHOOD CONTEXT

3602 11th Street NW and 3604 11th Street NW

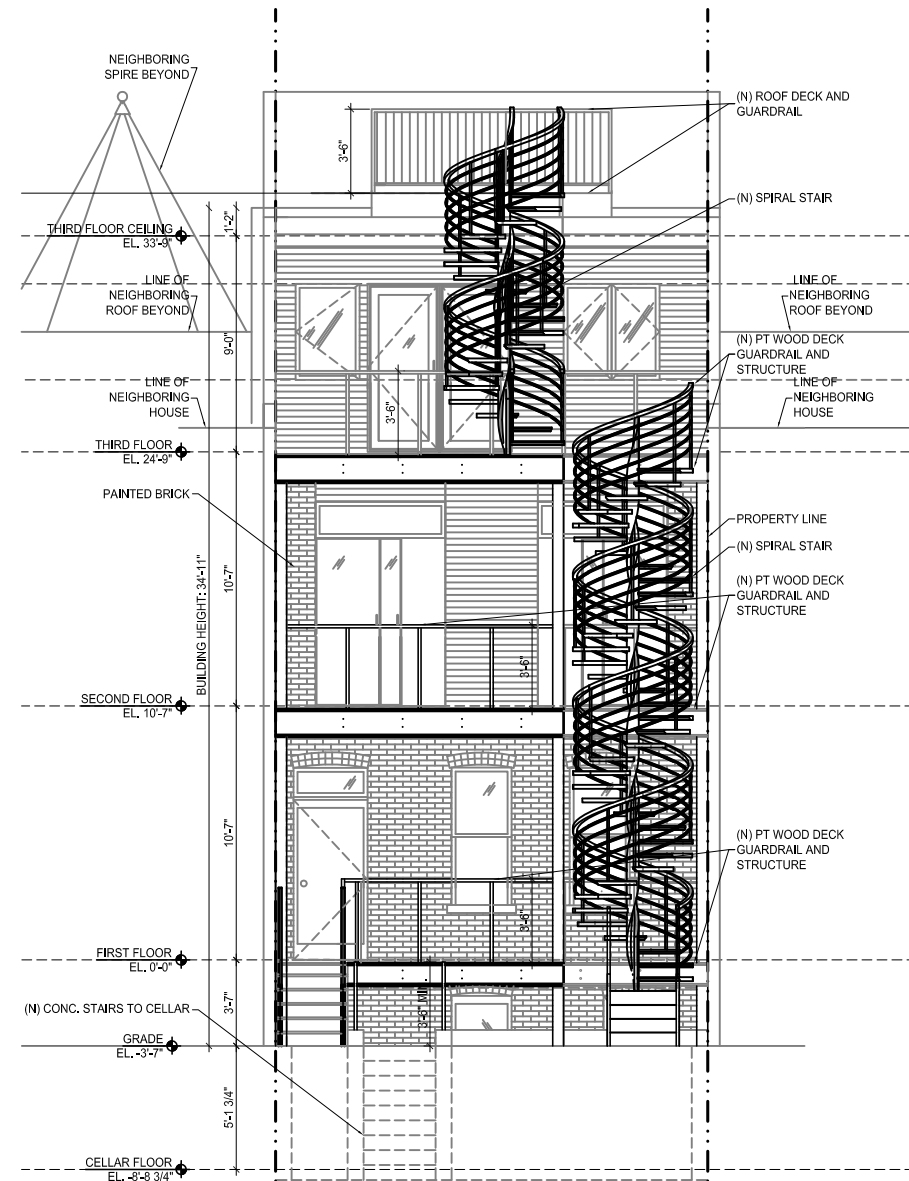


3615 11th Street NW (Across the street from subject property)





1 | PROPOSED FRONT ELEVATION



2 | PROPOSED REAR ELEVATION



BZA Submission

3616 11th Street, NW
Washington, DC 20010

1428 U STREET, NW SUITE B100 WASHINGTON, DC 20009 T: 202.223.7059 www.gronningarchitects.com

12.14.2016 PROPOSED ELEVATIONS

* ALL PLANS AND MATERIALS ARE FOR CONCEPT REVIEW ONLY AND SUBJECT TO CHANGE

SCALE: 1/8" = 1'-0" | PAGE 5







STOP



Clinton
Kaine

81742







**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
3616 11th Street NW	2829	0169	RF-1

Single-Member Advisory Neighborhood Commission District(s): 1A07

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/>	X § 1000.1 - Use Variance	<input type="checkbox"/>	X § 1000.1 - Area Variance	<input checked="" type="checkbox"/>	X § 901.2-Special Exception
Pursuant to Subsections					§§ E-206.2 & E-303.3	

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.



The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

 <small>Owner's Signature</small>		Graham Smith <small>Owner's Name (Please Print)</small>	
 <small>Agent's Signature</small>		Ajoke Agboola <small>Agent's Name (Please Print)</small>	
Date	12/16/16	D.C. Bar No.	1027429
or	Architect Registration No.		

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2,556 sq. ft.	1,800 sq. ft.		2,556 sq. ft.	N/A
Lot Width (ft. to the tenth)	18 ft.	18 ft.		18 ft.	N/A
Lot Occupancy (building area/lot area)	38%		60%	38%	N/A
Floor Area Ratio (FAR) (floor area/lot area)					
Parking Spaces (number)	2 spaces	2 spaces		2 spaces	N/A
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)	15.5 ft.	~ 10 ft.	15.5 ft.	15.5 ft.	N/A
Rear Yard (ft. to the tenth)	64.13 ft.	20 ft.		64.13 ft.	N/A
Side Yard (ft. to the tenth)	0 ft. (Rowdwelling)	N/A		N/A	N/A
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)	29.75 ft.		35 ft.	39.75 ft.	§ E-303.3

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

