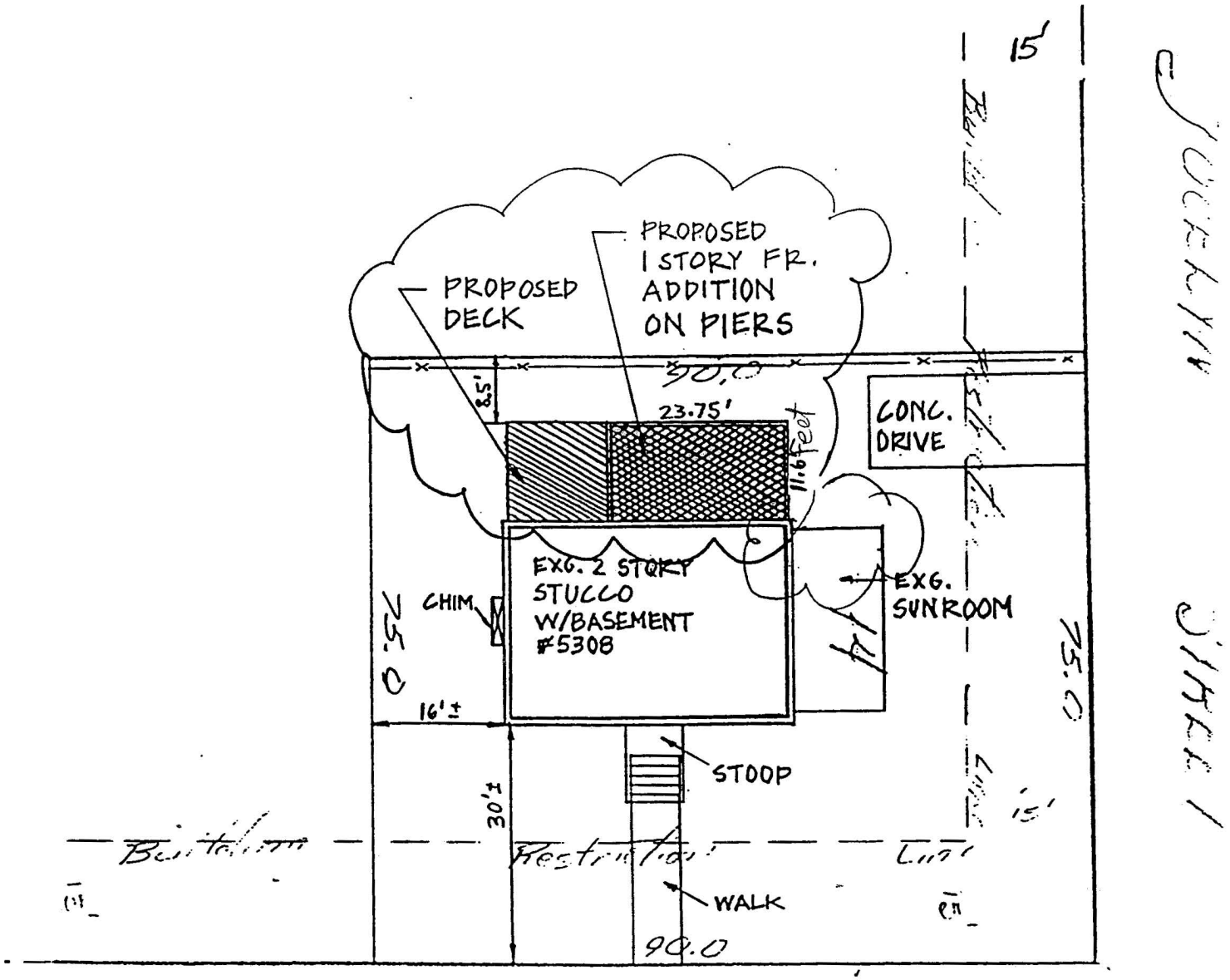
LAT FOR:

308 ~~30TH~~ 39th ST., NW

SCALE: 1" = 20'



39TH STREET

SUCKLING PLACE

BZA
Case No. 16558
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16558
EXHIBIT NO.35

UNIQUENESS

The uniqueness comes from the way the house is situated on the loot, and causes difficulty in using it.

The house at 5308 39th St. NW is situated between Jocelyn and Jennifer Streets at the corner of 39th and Jocelyn and is the only house on that block facing 39th. Consequently, the front yard abuts on the side yard of a Jennifer Street house. The side yard faces Jocelyn Street, and the rear yard abuts on the side of a Jocelyn Street house. Each of these other houses was constructed before the 5308 39th St. house, and when it was built, it was set on its lot so that it did not protrude further toward 39th Street than did the side wall of the Jennifer Street neighbor. (Picture 1). The side wall of 5308 39th St. did not go further towards Jocelyn Street than did the neighbors' house fronts which faced Jocelyn. (See pictures 2). This meant the house, on a fair size lot for its block, was pushed towards the rear property line and has a nonconforming rear yard. The lot is over 6,700 square feet; the house covers less than 18% of that. Its situation on the lot makes it difficult to build. Had a house been built on the lot after the zoning regulations were enacted, it would have to have been positioned differently. There is room on the lot for this house to have faced Jocelyn Street, and had it done so, the rear yard would have accommodated an addition such as my neighbors, the Mathews have done. The house on the corned lot across Jocelyn St. from 5308 39th St. was set further forward on the lot, and the owners have built an addition on the rear of the house. This would also have been a possibility for 5308. (See pictures 3 and 4).

5308 39th St

Picture 1-Alignment of front of house with neighboring porch.



Picture 2-alignment at side with neighboring house fronts.

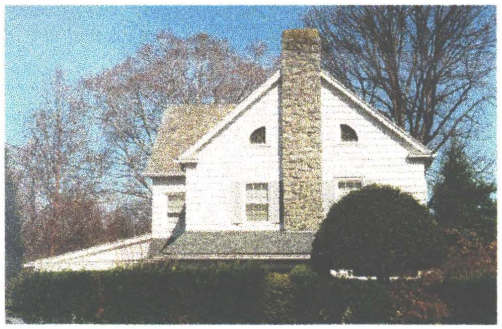


Corner house on other side of Jocelyn Sy.

Picture 3: 15 foot shallower front yard than 5308 39th



Picture 4: addition on rear of house



STREET VIEW

Parmalee house on left, Mathews house on right



CURRENT STREET VIEW (above)



STREET VIEW WITH PROPOSED ADDITION

This was done with scissors and paste, and is my guess at what it will look like. It was not done by the architect. I was not able to include the small details like mullions and the little balcony outside the door. The addition would be set back approximately 47 feet from the sidewalk. Even in winter there is some screening from the street. With leaves on the shrubs and trees, there is quite a lot of screening. The distance from the side of the addition to the property line is 8 feet 6 inches.. I believe the neighbor's house had a similar shed roof on its enclosed porch before the second story was added to that porch.

STREET VIEW

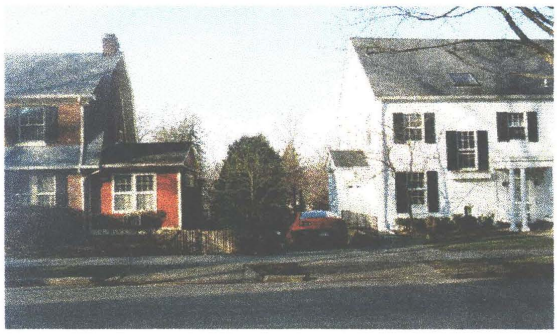
Large and medium size houses, many with good size additions at the back. Spacing is close, appearing in some cases to be less than 16 feet. Some houses have one story wings with shed, flat or gabled roofs.

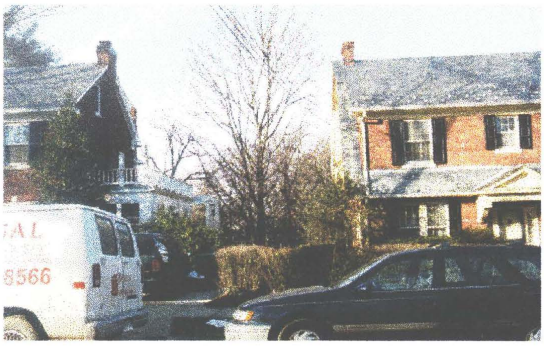


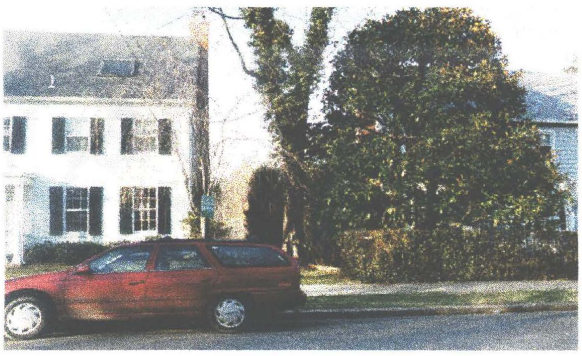












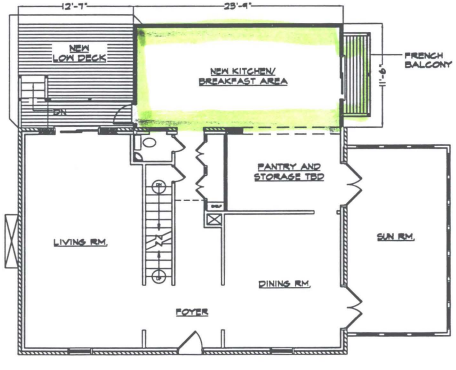




1 A2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 A2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 A2 PROPOSED PLAN
SCALE: 3/32" = 1'-0"



4 A2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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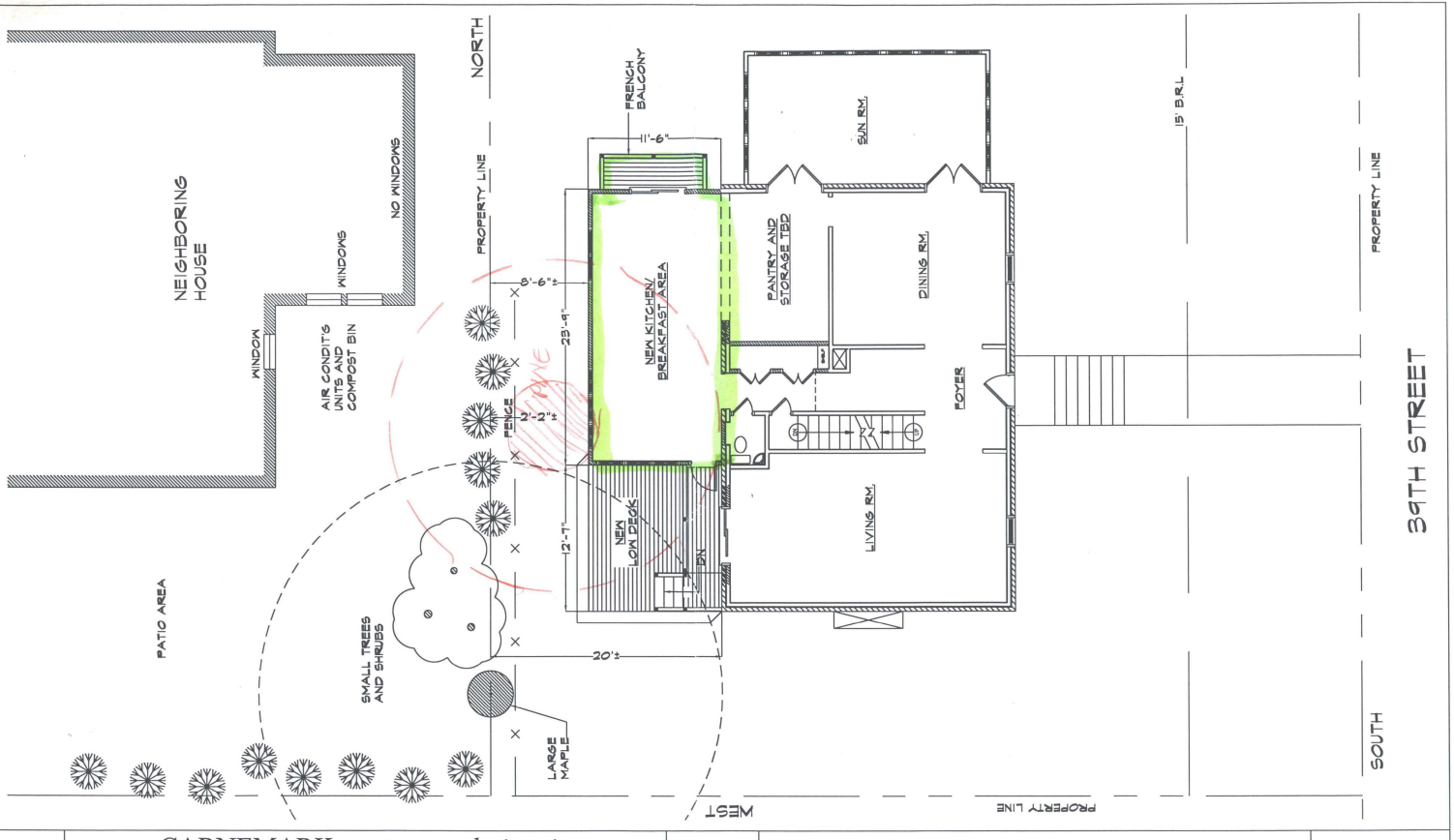
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Proposed project for:

Parmalee Residence
5308 39th Street, N.W.
Washington, D.C.

Title: Proposed Plan & Elevations
Scale: As Noted
Date: 25 February 1999

A2



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Proposed project for:

Parmalee Residence
5308 39th Street, N.W.
Washington, D.C.

Title: Site Plan
Scale: 1/8" =1'-0"
Date: 25 February 1999

A1

PRIVACY AND LIGHT

At the left is an architect's drawing showing the relationship of the Parmalee house, with proposed addition marked in green, and the Mathew's house and yard. Below are photographs illustrating features of this relationship.

One portion of my proposed addition faces a two story high windowless wall of the Mathew's house. Then their house jogs back and their wall further from the property line has a window which would face the proposed addition. Along that porion of the property line a Leland Cypress hedge is planted which screens that window from a view of my house. The same screening exists for the diagonal view out the side windows of the Mathew's house. The first picture shows the windowless wall , and the windows with a view of the property line, as seen through the Leland Cypresses from my side of the fence.The elbow of land immediately across from the proposed addition contains air conditioners and a compost bin and is not likely ever to be used for outdoor socializing.

The Leland Cypress hedge between our properties is thin because it grows in the shade of a very large pine which I am planning to cut down (See the red indications on the plan at left, and also the second picture.) It is reasonable to expect with more light the cypresses would grow thicker and taller. The Mathews planted the same trees along their back fence where there is more sun and those trees are currently about 18 feet high and dense. (See last picture. This was taken looking towards the Mathews house from outside their yard. The fence in the photograph is 7 feet high, to give a measure of scale.)

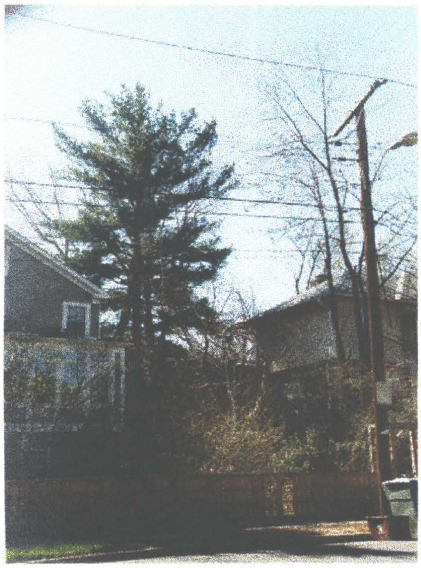
The portion of my land opposite the Mathews patio will contain a deck, for which no variance is needed.

Unfortunately the previous owner of my house and the Mathews put the fence separating our properties , not on the property line, but inside my property. Not realizing this, Craig Mathews planted his Leland Cypress hedge so that some of the trees are on my property, some on the property line and some in his yard. Presumable I have the right to remove the fence which is very visible from my yard and even remove some of the Leland Cypresses. I am not threatening to do that. I understand it would be very undesirable for the Mathews to see a fence on their side of the Leland Cypresses, and they cannot go with no fence at all as they have a dog who runs in their yard. I will remove the current, unattractive chain link fence and replace it, at my expense with a 7 foot wooden privacy fence, of the type which is equally attractive on each side. This would give screening while the Cypresses are filling in. If the Mathews wish, I will replace three small deciduous trees, which are planted across the fence line from where my deck will be, with Leland Cypresses so there will be a total screen of evergreens along the property line. I assume the fact that I have put my own money into the fence construction ($1400) will be some guarantee to the Mathews that I will not remove that fence.

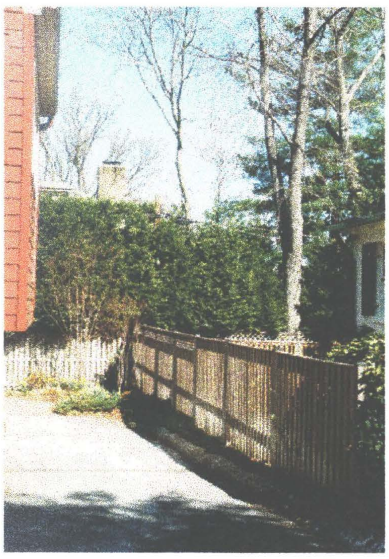
<u>SUMMARY</u>: the absence of windows and the presence of a thick, high hedge will provide <u>PRIVACY</u>. Removing the tall pine tree will substantially increase <u>LIGHT</u>.



Picture 1: Side of Mathews house which would face proposed addition. Note the windowless wall and, further back, windows screened by Leland Cypress hedge.



Picture 2-Tall pine tree behind the Parmalee house will be cut down which will allow the Cypress hedge by the Parmalees to grow better. Also there will be more light in general.



Picture 3-On the south side of their property, the Mathews' Leland Cypress hedge is growing in sunshine and now is about 18 feet high, providing excellant screemomg.The hedge facing the Parmalee property could do so as well.