2134 Leroy Place, NW
Washington, DC 20008
June 6, 2000

Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

DISTRICT OF COLUMBIA
OFFICE OF ZONING
'00 JUN -6 P2:02

Re: BZA Application No. 16563

Dear Ms. Kress:

Enclosed please find a revised set of plans for the proposed kitchen breakfast area addition to our home. These plans represent a significant reduction of almost 50% in the size of our addition. The changes directly address the concerns raised by our neighbors with respect to the original plans.

Our original plans indicated an addition at the rear of our home, along the east property line, measuring 12'4" in width and 12'4" in depth, with a 2½-foot bay at the rear extending out to the alley. That plan also called for a deck to the west of the new addition. The proposed extension of this addition out to our rear property line was to be similar in nature to additions built by many of our neighbors.

We were unaware that this was an issue of concern until just before we appeared for our hearing at the BZA on April 5th of this year. During the postponement, we have discussed our project with our neighbors, and we have instructed our architect to develop a design that minimally accommodates our needs, but more importantly to develop a design that addresses the concerns raised by our neighbors to the greatest possible extent.

Our immediate neighbor to the east, Mrs. Hills, wrote a letter to the Board dated April 4th listing a number of issues of concern. Mrs. Hills was concerned about the possible loss of sunlight to her garden; the possible loss of view, air space and visual perspective from her garden; and possible damage to her Magnolia tree which extends over into our property. In the original design, the wall along our common property line with Mrs. Hills was to be 12'4", with a height of 22'10" from the level of the garage floor. We asked our architect to conduct light studies in order to come up with a redesign that would significantly minimize any effects which were of concern to Mrs. Hills.

BZA
Case No. 16563
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16563
EXHIBIT NO.35

The new plan shows a wall only of 3 feet in length along the property line, with the height along the property line reduced by 3'8". The remainder of the addition will be set back a minimum of 2'2" from the property line. The new design for the addition extends only 6 ½ feet from the rear of our house (rather than 12'4" as originally designed), with a 3-foot bay projection at the rear. The total square footage of the addition has been reduced by almost 50%, and the overall height has been reduced by 2'5". The design of the addition and the deck addresses not only Mrs. Hills' concern about sunlight, views and air space, but also directly responds to her concerns about possible damage to her Magnolia tree. In a subsequent conversation, Mr. and Mrs. Hills asked if we could keep another small tree on our side of our common property line, adjacent to their Magnolia. We will try to preserve it if possible, but we will need to trim the lower branches. The kitchen addition is now as small as it can be, and still accommodate a small 3-foot diameter table and enough chairs for our family of five. The revised shadow studies with the new design indicate that the shadows on the Hills' backyard will come primarily from the existing buildings in the area and from the Magnolia tree, and not from our addition.

Our neighbor across the alley to the west, Mr. Chapin, requested that we reduce the height and mass of our addition, and we have done so. Our neighbor across the alley to the southwest, Ms. Drissel, requested that we match the existing wrought iron railing on the new deck, which we have done. Additionally, at her request, the height has been lowered, and the setback of the deck and supports has been increased as far as possible from the property line while still allowing sufficient room for access to our garage. Ms. Drissel has also requested that we remove a tree in the alley. We have looked into this matter, and we do not believe that this tree is on our private property. Moreover, our neighbor Mr. Chapin would like the tree to remain. We are frankly unsure of how to resolve this particular issue. We defer to the judgment of the BZA on whether or not we should remove this tree.

In support of our request for a variance, we believe that we meet the criteria of Section 3103.2 of the Zoning Regulations as follows:

1. Exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property.

Our house was designed and built by the noted architect, Clark Waggaman in 1911. The size and shape of our lot is the same now as it was then. Our lot is shallower than all other lots in our block, with the exception of lot 48 to the west, owned by Mr. Chapin. The house on that lot has an addition that extends all the way to the rear property line.

The shape of our lot is also unusual. While our house is rectangular, the open area at the rear of our house is almost triangular in shape, with the deepest part of this open space located along the east side. The house is oriented north - south, with the front facing north. The interior configuration of the first floor of our home includes 3 large well-proportioned, symmetrical rooms with significant architectural detailing running from front to back along the west side, with a hallway and a narrow galley kitchen along the east side. The combination of these factors dictates the most logical location for our modest kitchen addition.

Our house is in a historic district, and there is no other Waggaman house like it in the area. The design and construction of our house pre-dated the original adoption of the Zoning Regulations.

2. The strict application of the Zoning Regulations would result in peculiar and exceptional practical difficulties to the owner of the property.

As you can see from the plans, our existing kitchen is very narrow, and is too small for a table and chairs. The expansion of our kitchen within the existing walls of our house would require the relocation, at substantial cost, of the bearing wall between the kitchen and the dining room to accommodate the necessary space. This would destroy the architectural character and the symmetry of the interior design of our historic home, and we believe that no prudent homeowner would undertake such a radical alteration. Moreover, it would not make sense to build a breakfast area elsewhere in the house, away from the kitchen, nor would it be practicable to relocate the kitchen to another level of the house, away from the dining room.

3. The variance can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

We have redesigned our kitchen addition to be as small as possible, to respect the concerns of our neighbors. The location and design of the addition's are intended to provide an improved, visually appealing addition to the alley, to minimize its appearance and to make it as unobtrusive as possible. We have set the addition back from the alley and from our neighbors as far as possible. Through the use of the additional setbacks, the bay extension and the reduced height, we will retain our neighbors' vistas across our property to the greatest extent possible. We will keep tasteful potted plants on the deck to further enhance the addition's attractiveness. Our redesigned addition is much smaller than many other additions to other homes along the alley in our neighborhood.

For all the above reasons, we ask that the Board of Zoning Adjustment grant our application. Thank you.

Sincerely,

Mark A. Siegel

Mark A. Siegel

Judith S. Siegel

Judith S. Siegel

#197846

ATTACHMENTS

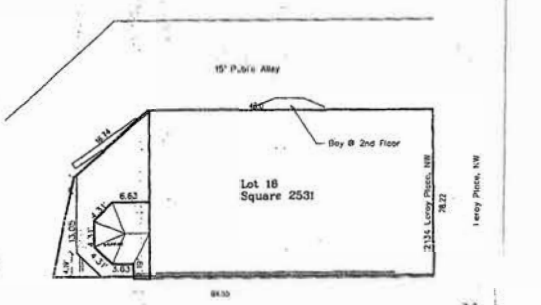
1. Map of the Area
2. Plans
3. Photographs
4. 1911 Building Permit
5. Shadow Studies

#198274

Siegel Residence

2134 Leroy Place, NW, Washington, DC

Lot area	1681 Square Feet
Existing lot coverage	1355 Square feet
Proposed lot coverage	1634 Square Feet
Existing FAR	2.42
Proposed FAR	2.58



Site Plan
1" = 10'

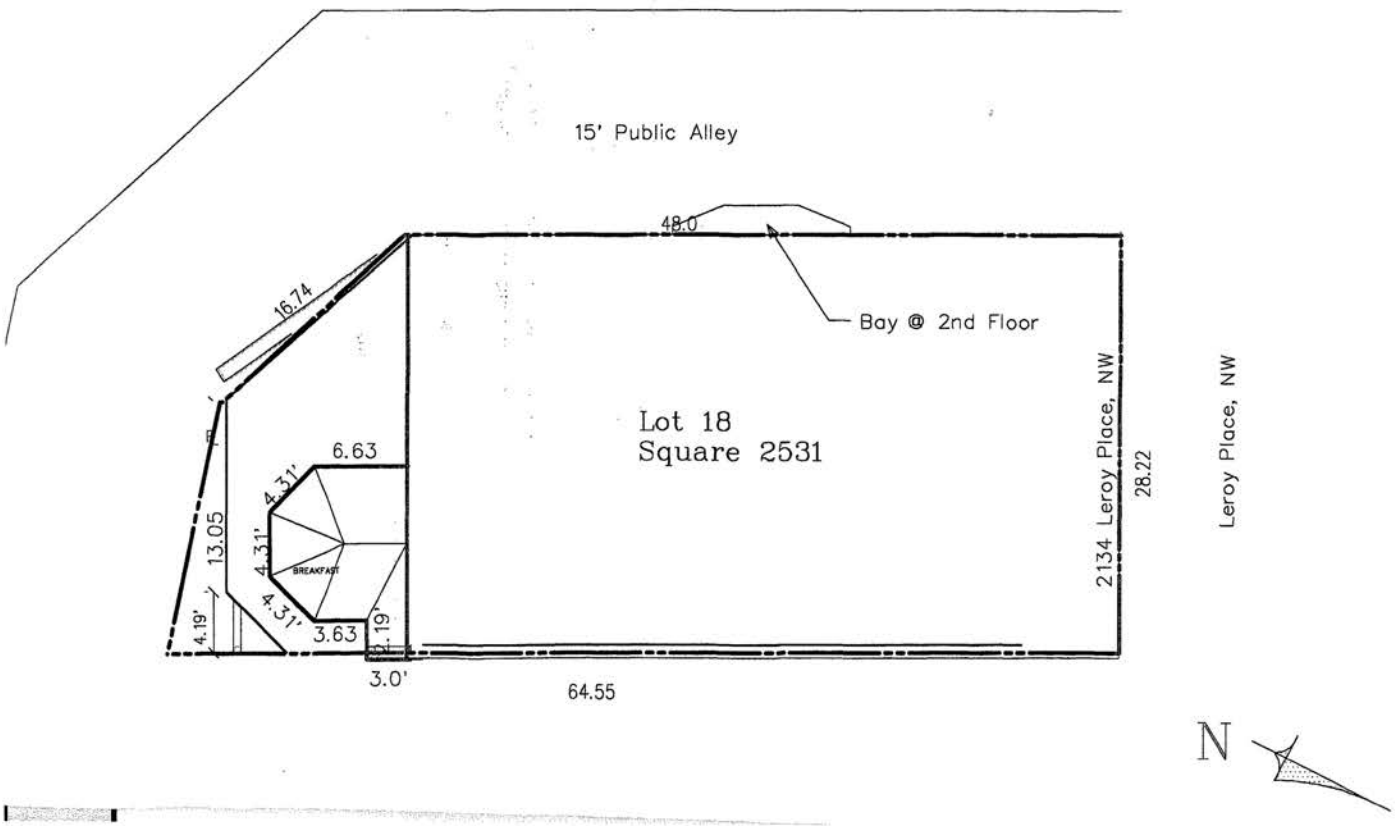
Robert Schwartz Associates Architects
818 18 ST NW Wash DC 20009 202 232 9800

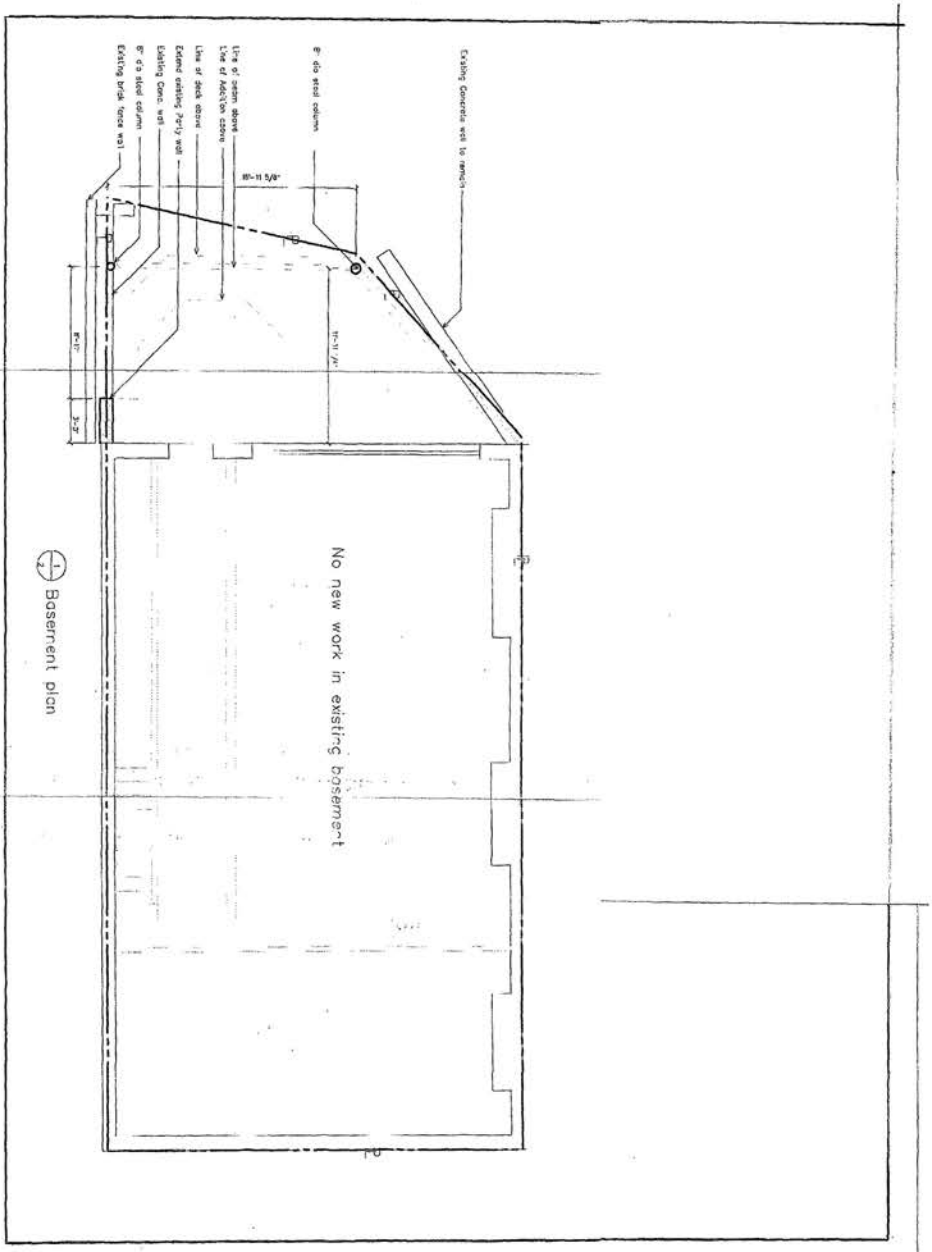
Siegel Residence
2134 Leroy Place NW Wash DC

Site Plan
1" = 10'
June 1, 2009

1

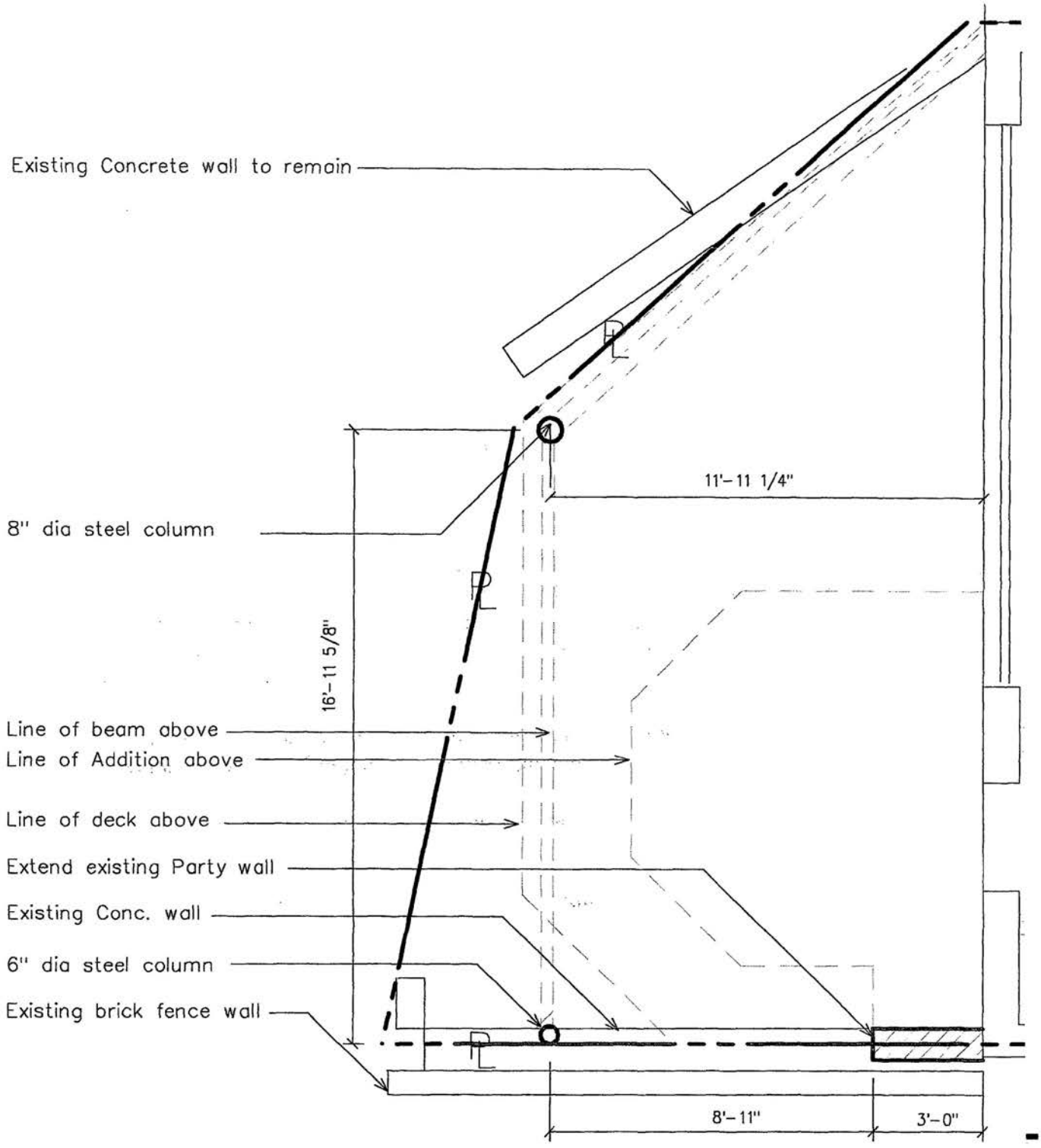
ENLARGEMENT OF
SHEET 1



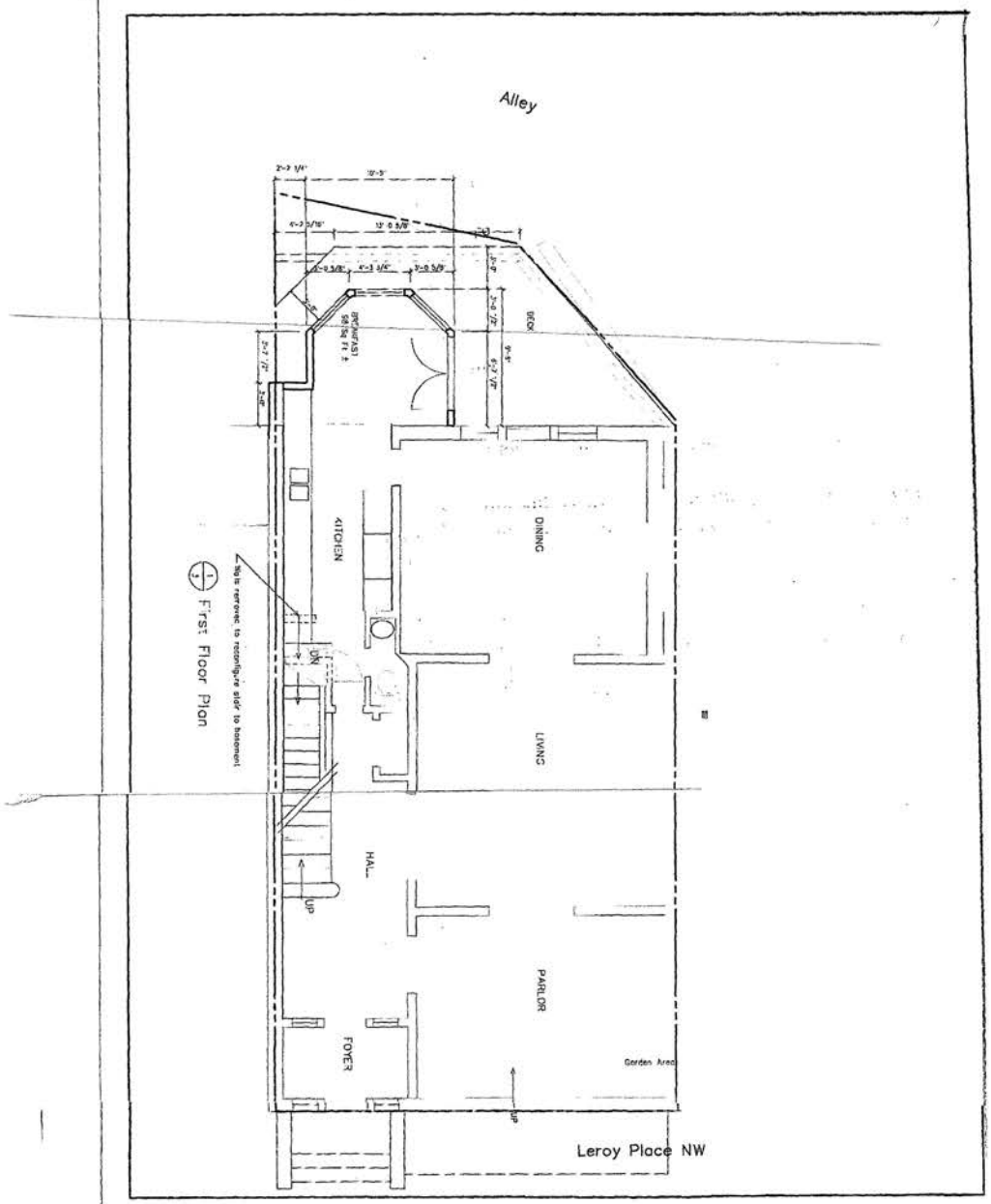


Basement plan

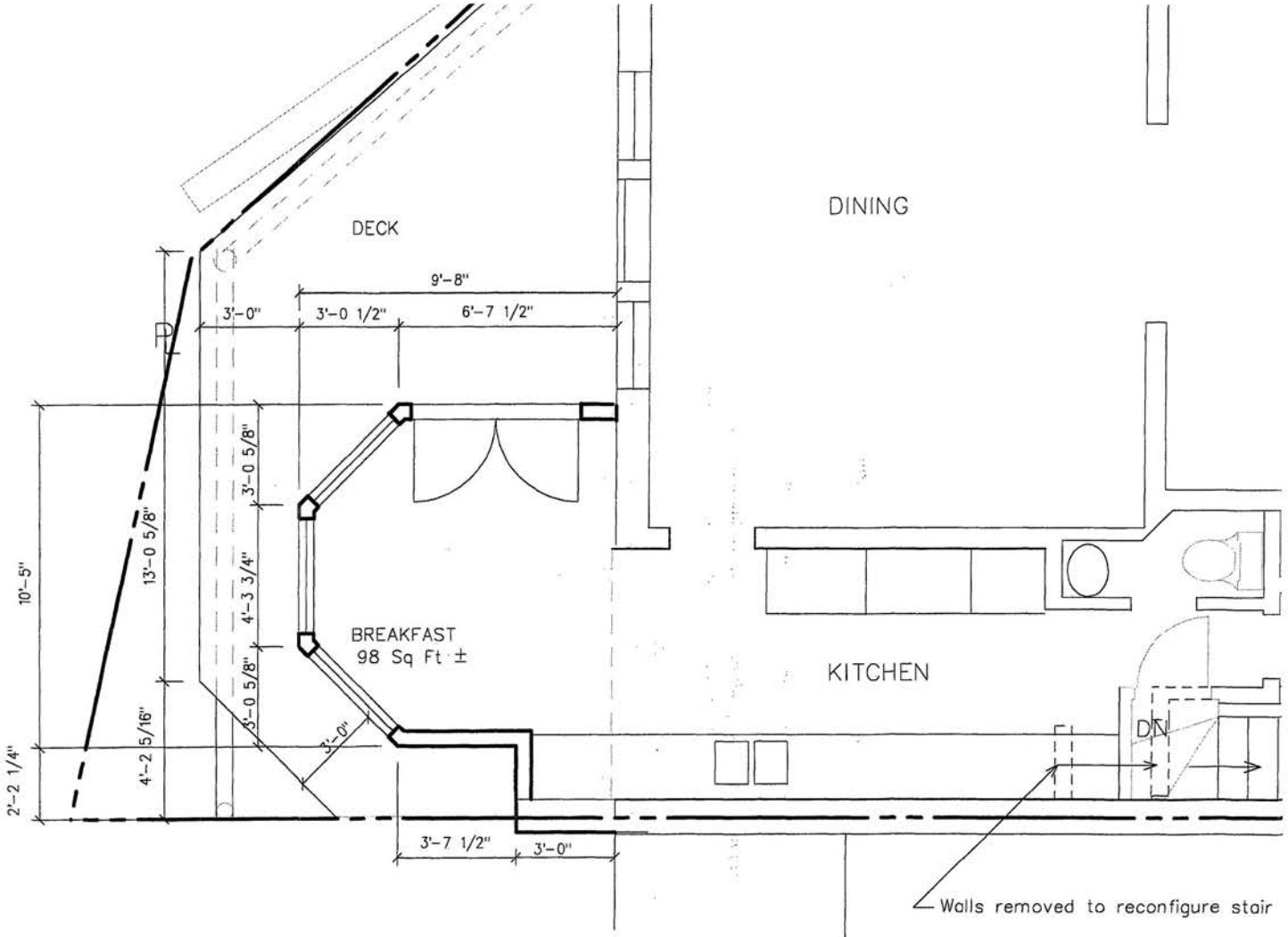
2	Basement Floor Plan 1/4" = 1'-0" June 1, 2000	Siegel Residence 2134 Leroy Place NW Wash DC	Robert Schwartz Associates Architects 1611 18 ST NW Wash DC 20009 202 232 5900



ENLARGEMENT OF SHEET 2

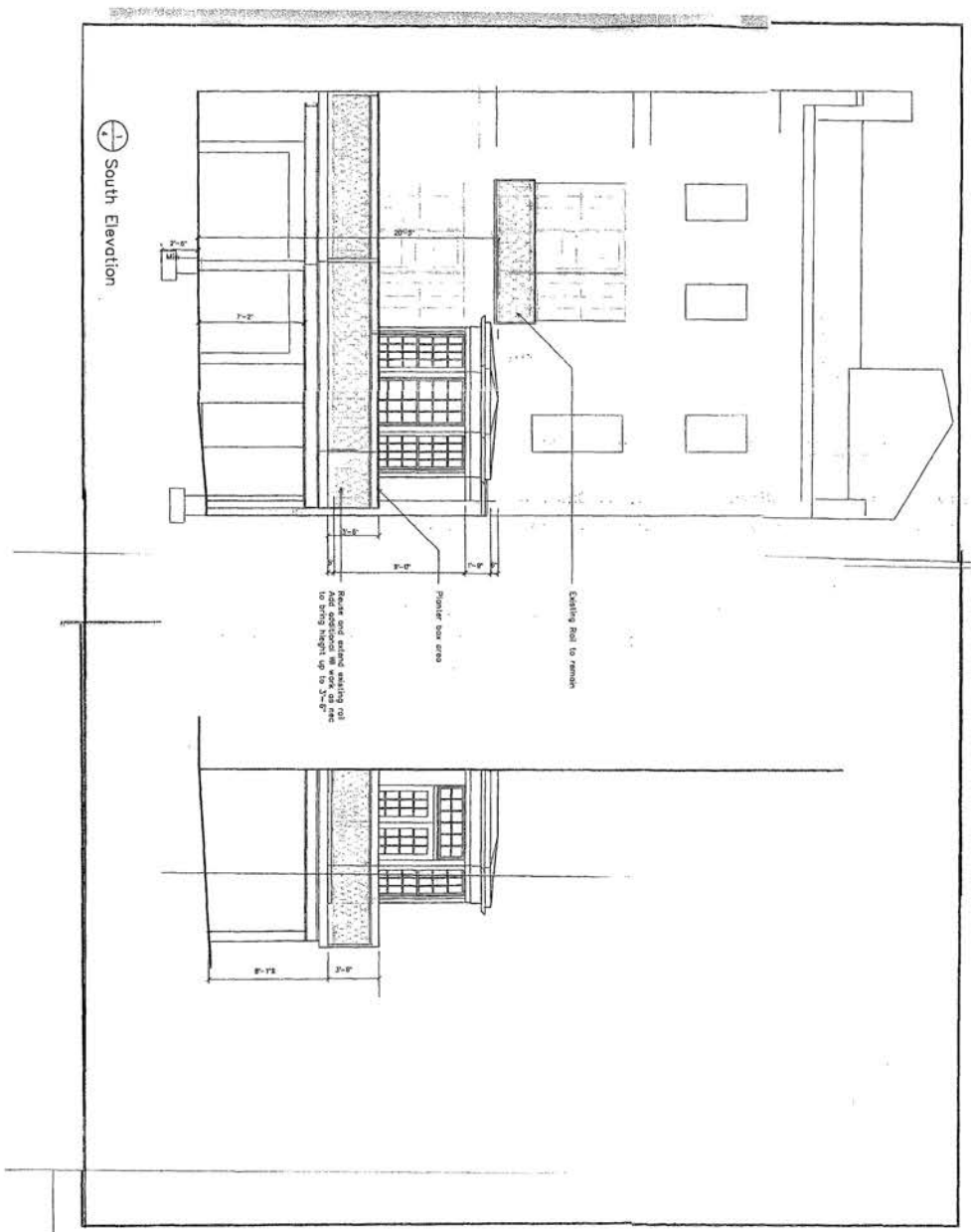


3	First Floor Plan 1/4"=1'-0" June 1, 2000	Siegel Residence 2134 Leroy Place NW Wash DC	Robert Schwartz Associates Architects 1811 18 ST NW Wash DC 20009 202 232 5800

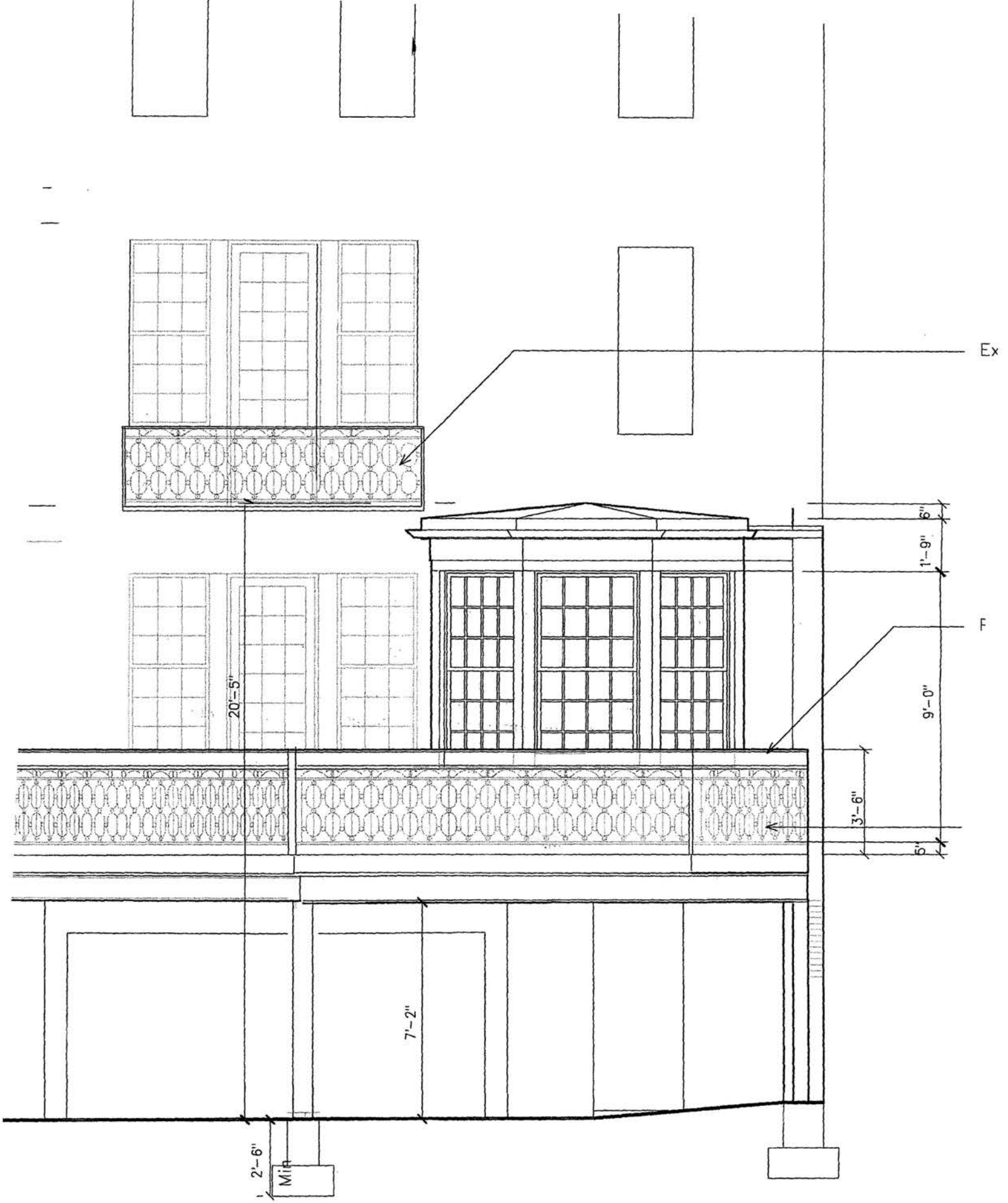


ENLARGEMENT OF SHEET 3

1/3 First Floor Plc



4	South and West Elevations	Siegel Residence	Robert Schwartz Associates Architects
	1/4"=1'-0" June 1, 2000	2134 Leroy Place NW Wash DC	1811 18 ST NW Wash DC 20009 202 232 5800



ENLARGEMENT OF SHEET 4

PHOTOGRAPHS

Sheet 1	Front and alley side views of our home.
Sheet 2	Rear of our home, facing the alley.
Sheet 3	Views up and down the alley at the rear of our home.
Sheet 4	Other homes along the alley.

#198092











FILL OUT APPLICATION IN COPYING INK

APPLICATION FOR PERMIT TO BUILD

Washington, D. C., May 17, 1911

To the INSPECTOR OF BUILDINGS:

The undersigned owner hereby applies for a permit to build according to the following specifications:

1. What is the owner's name? Charlotte Bugbee
2. What is the architect's name? Chas. Wagaman
3. What is the builder's name? } Address 1124 Conn. Ave.
4. What is the house number? 2134 Street or Avenue LeRoy
5. Has a plat been obtained from the Surveyor's office and building been located thereon as required by Sec. 26 Yes
6. What is the number of lot? 18 Block or square 2531 subdivision
7. State how many buildings to be erected one
8. Number of stories in height 3 & Base. Material Brick
9. If of frame, will the proposed structure be within 24 feet of any brick building? —
10. Size of lot: Front 28.2 5/8" ; rear irregular ; depth 64.55
11. Size of main building: Width of front 28.2 5/8" ; No. of feet deep 48.0"
12. Size of back building: No. of feet wide — ; No. of feet long — ; No. of feet high —
    No. of feet in height from level of sidewalk to highest part of roof at front 41.11 1/4"
    No. of feet in height from sidewalk to eaves at back 38.11 3/4" ; average height 39.11 7/8"
13. What is the purpose of the building? dwelling If a dwelling, for how many families? 1 w c
14. Will there be a store in the lower story? — Nature of business to be conducted? —
15. Will the building be erected on solid or filled land? no ; material of foundation concrete
    Width of foundation 2.6" ; thickness 1.0" ; No. of brick footing 3
16. Thickness of external walls: To first floor level 18" ; 1st story 13" ; 2d story 13" ; 3d story 13"
    ~~4th story ; 5th story ; 6th story ; 7th story ; 8th story ; 9th story~~
17. Thickness of party walls: To first floor level — ; 1st story — ; 2d story — ; 3d story —
    4th story — ; 5th story — ; 6th story — ; 7th story — ; 8th story — ; 9th story —
18. What will be the material of the front? Brick If stone, what kind?
19. Will the roof be flat, pitch, or mansard? flat ; material of roofing Slag ; access to roof Trap
20. Will there be any projections beyond the building line? yes ; Have they been approved?
21. Projection of main stem from building line 6.0" cellar step projection — how protected —
22. Are there any bay windows? no ~~; height~~ ; width ; projection
23. Are there any oriels? yes ; height 14.0" ; width 16.11" ; projection 2.6"
24. Are there any tower projections? no ~~; height~~ ; width ; projection
25. Are there any show windows? no ; form ; width ; projection
26. Are there vaults? no ; ~~depth~~ ; ~~length~~ ; width
27. Will there be an area? no ; width ; projection ; how protected
28. Are there any elevator shafts? no ; how protected
29. How will the building be heated? Hot water ; will the building be wired for electric lights or power? Yes
30. What is the height of first floor above sidewalk or parking? 4.0"
31. Has the curb grade been obtained from engineer of highways?
32. What is the height of the present terrace or parking above curb?
33. Is any change proposed in this height of terrace or parking? no
34. Is there a sidewalk, curbing, or unpaved roadway in front of proposed structure? yes
35. Has availability of sewer been ascertained from Superintendent of Sewers? Yes
36. Have deposited $? as required by order of Commissioners to cover cost of any damage to public property
37. Collector's receipt for above deposit, No. date
38. What is the estimated cost of the improvement? $ 12000.00

A certificate must be obtained from the Plumbing Inspector before this application will be considered by the Inspector of Buildings.

SIGNATURE OF OWNER Charlotte Bugbee

APPLICANT Chas. Wagaman

AGENT

P. 80

Form 90 F. D.—2M—3-11 R. 7570-11

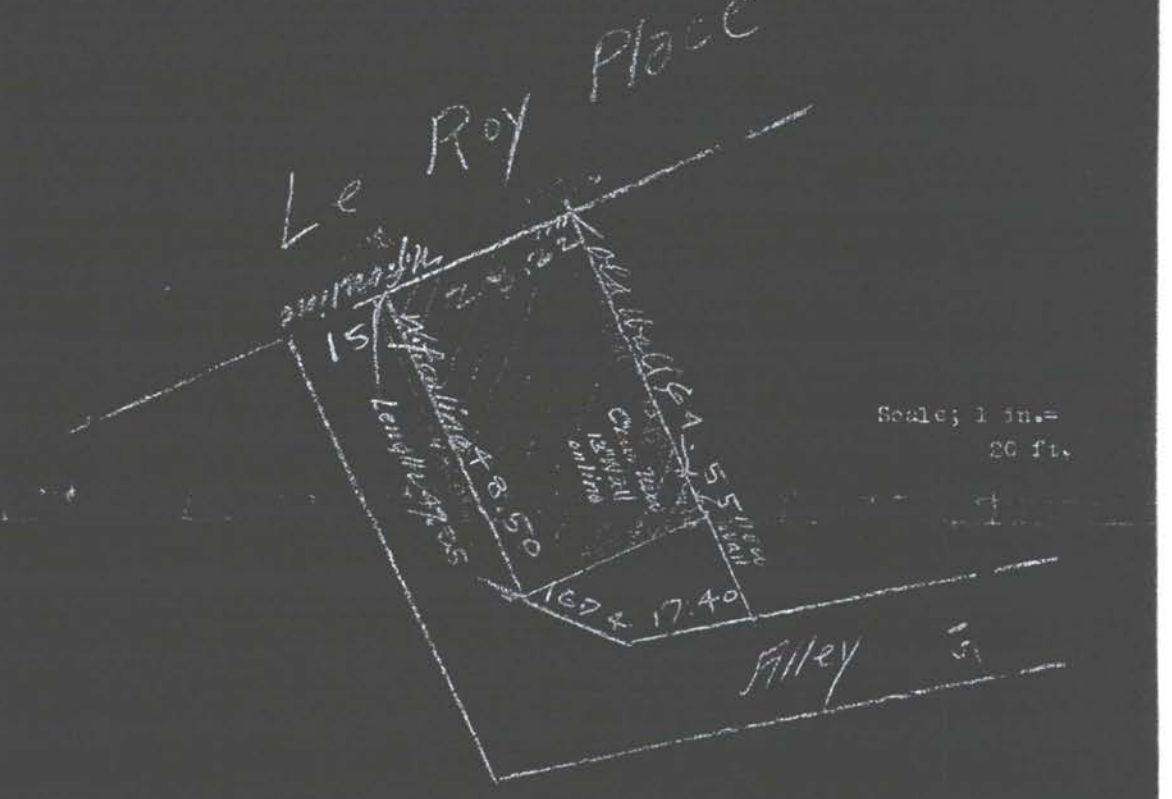
PERMIT NO. 5916

Survey Office
DISTRICT OF COLUMBIA
Washington, May 16th, 1911

Plat, *for Building Permit, of* lot 18, Blk 3, Conn. Ave. Hts., taxed as Square 2531,

Recorded in Book Co. 9 *page* 90

S.O. 22701,



Scale; 1 in.= 20 ft.

"The Owner or Applicant shall show upon such plat or survey, drawn to same scale as the plat or survey, all buildings or additions, located and to be located thereon, and the buildings or additions must be located and erected as shown on said plat or survey."—Building Regulations, Paragraph No. 26

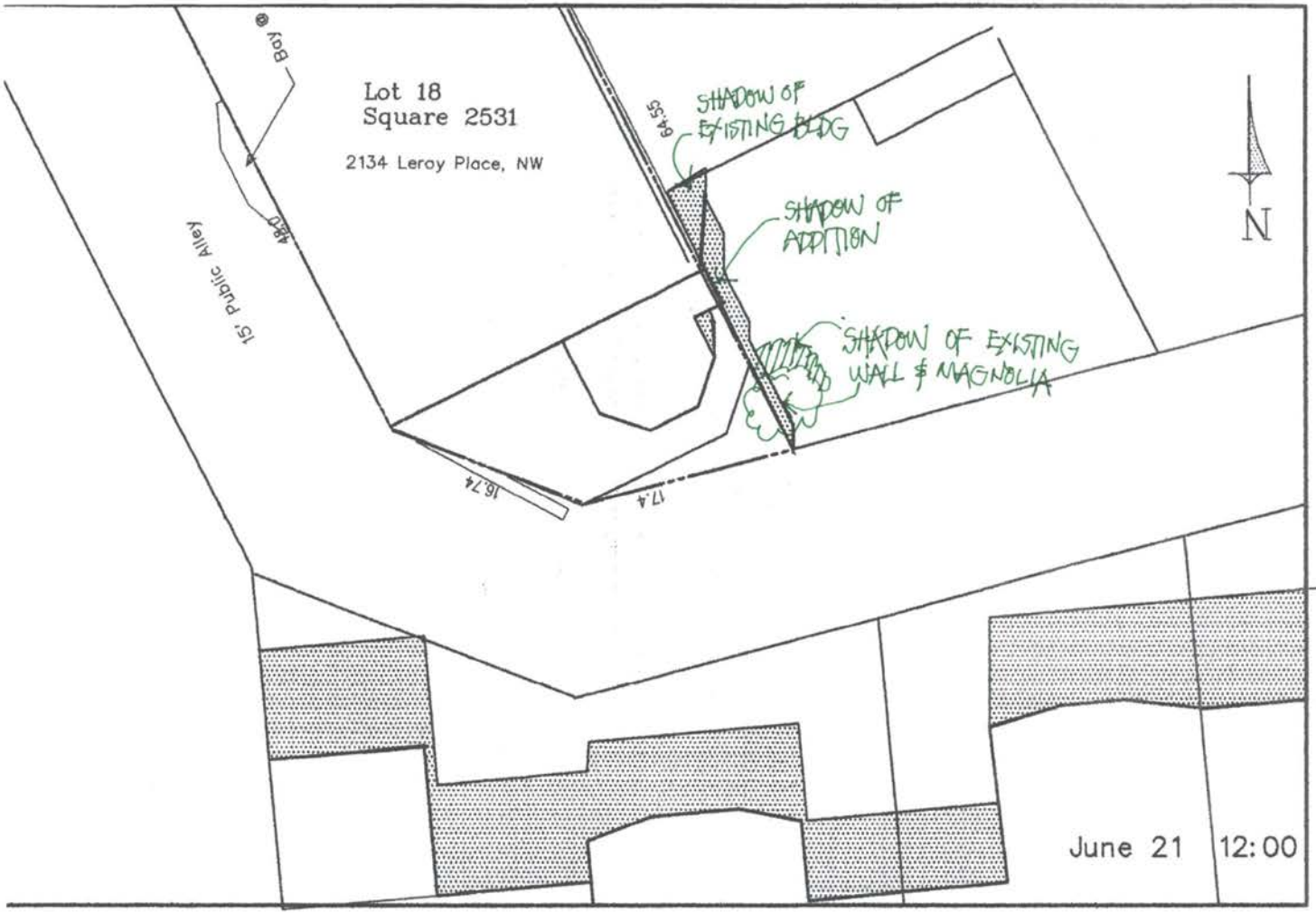
Issued in accordance with Section 26, Building Regulations

Furnished to Clarke Waggaman,

Resurvey for

Surveyor, District of Columbia

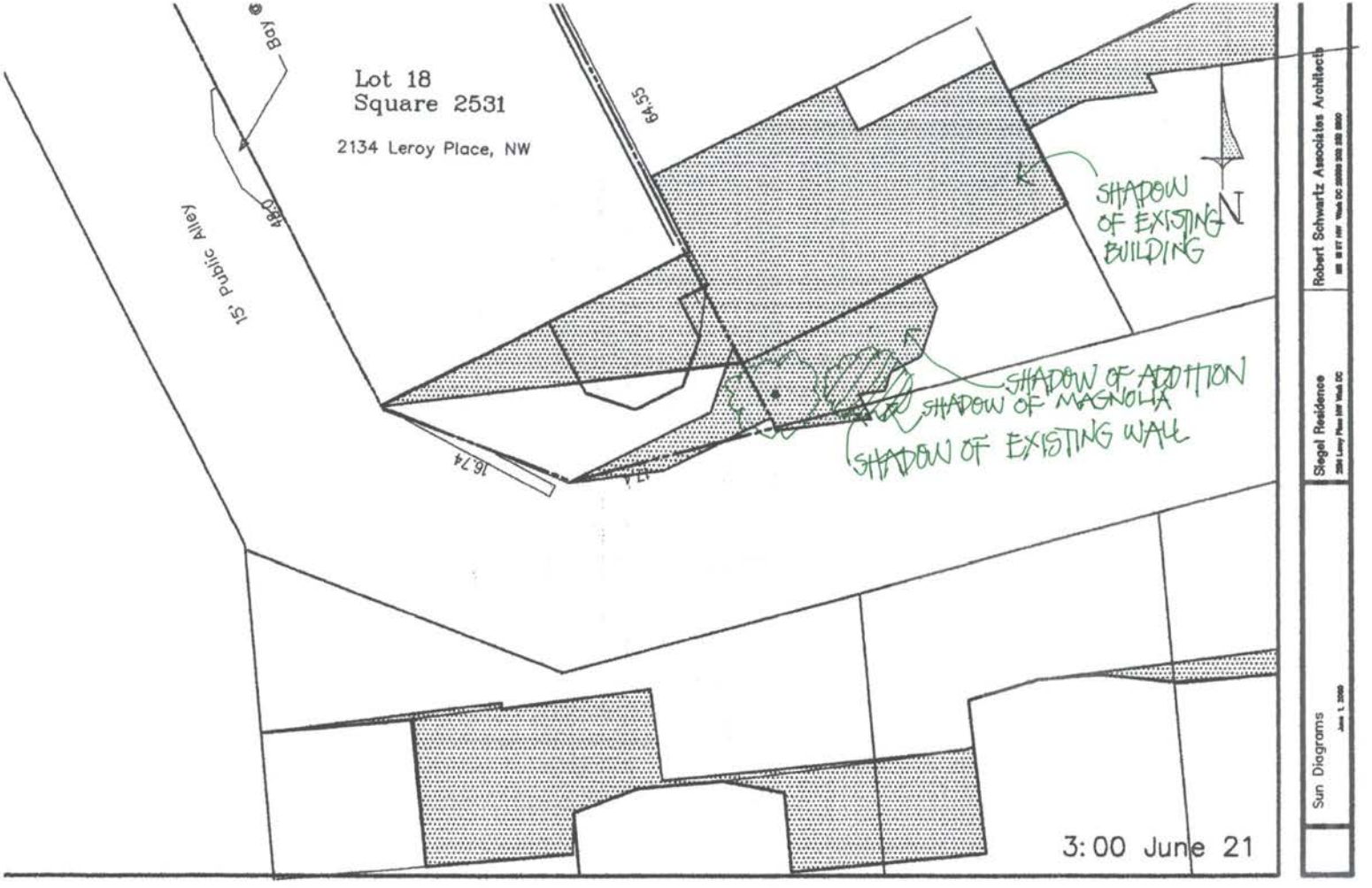
by J. C. Armstrong

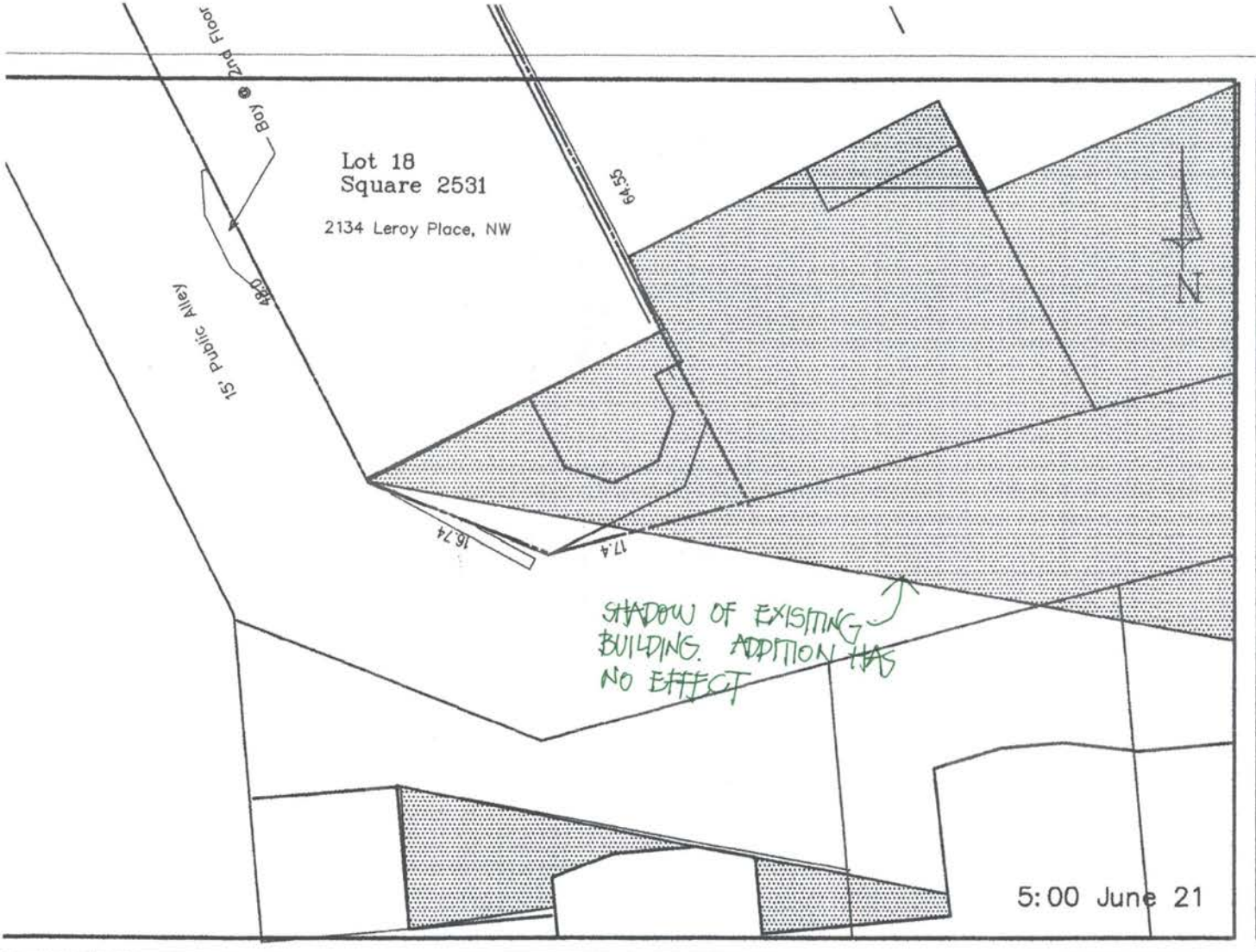


Robert Schwartz Associates Architects

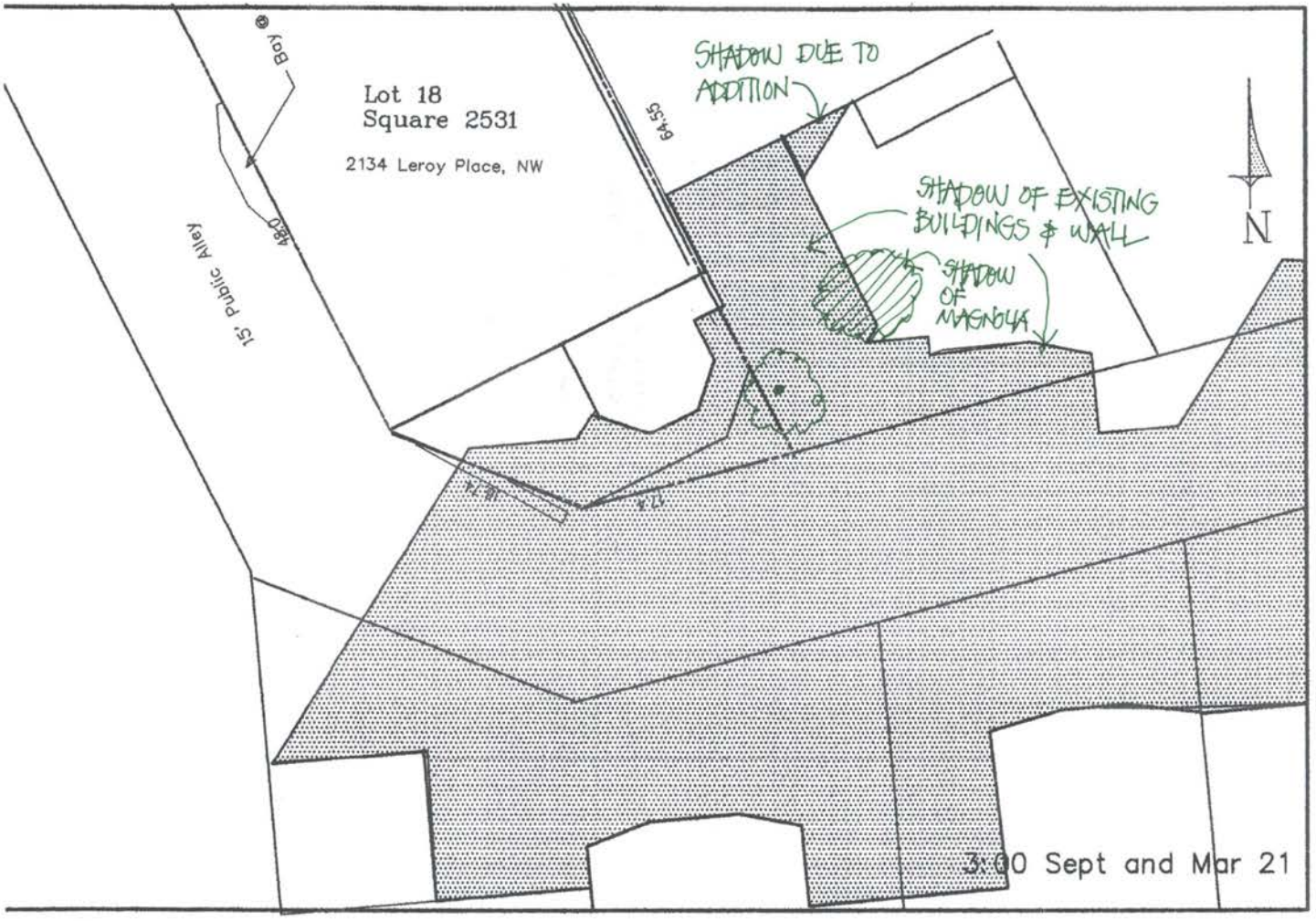
Siegel Residence

Sun Diagrams


Lot 18
Square 2531
2134 Leroy Place, NW
Bay
15' Public Alley
64.55
16.74
SHADOW OF EXISTING BUILDING
SHADOW OF ADDITION
SHADOW OF MAGNOLIA
SHADOW OF EXISTING WALL
N
3:00 June 21
Robert Schwartz Associates Architects
Siegel Residence
Sun Diagrams


Lot 18
Square 2531
2134 Leroy Place, NW
2nd Floor
Bay
15' Public Alley
64.55
16.74
17.4
N
SHADOW OF EXISTING BUILDING. ADDITION HAS NO EFFECT
5:00 June 21
Robert Schwartz Associates Architects
Siegel Residence
Sun Diagrams

Lot 18
Square 2531
2134 Leroy Place, NW
2nd Floor @ Bay
4.80
15' Public Alley
64.55
16.74
42.4
N
SHADOW OF
EXISTING BUILDINGS
3:00 Dec 21
Robert Schwartz Associates Architects
Siegel Residence
Sun Diagrams

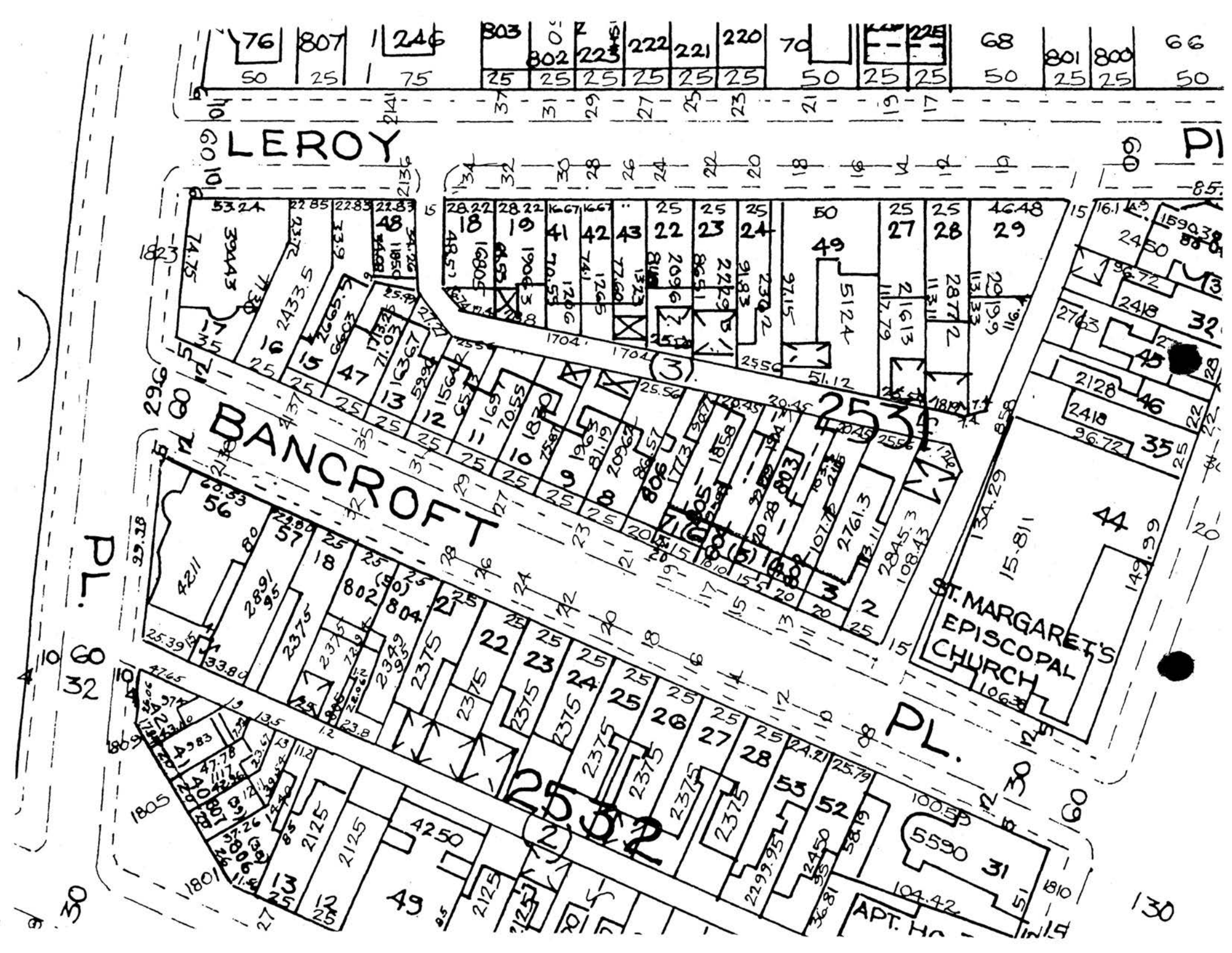


Robert Schwartz Associates Architects

Siegel Residence

Sun Diagrams


Lot 18
Square 2531
2134 Leroy Place, NW
Bay @ 2nd Floor
15' Public Alley
64.53
16.74
17.4
SHADOW OF EXISTING BUILDING. ADDITION HAS NO EFFECT
5:00 June 21
N
Robert Schwartz Associates Architects
Siegel Residence
Sun Diagrams


LEROY
BANCROFT
PL.
PL.
PL.
ST. MARGARET'S EPISCOPAL CHURCH
APT. HO
2532
2531
2533
1704
1704
2550
1810
1801
1805
1809
1823
1883
2141
2136
2963
1869
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