Tia Cudahy and Redmond Walsh
1521 31st Street, N.W.
Washington, D.C. 20007
July 11, 2000

2000 JUL 11 P 3:54

Board of Zoning Adjustment
414 4th Street, N.W.
Room 220
Washington, D.C. 20001

Re: Application No. 16599; 1521 31st Street, N.W.

Dear Sirs/Madams:

We are writing to request approval of Application No. 16599 requesting two special exceptions for our property at 1521 31st Street, N.W. The property has a three-story, plus basement, single-family house. The two special exceptions we request are for (1) two undersized courts that will be created at the rear by our proposed addition and (2) an accessory basement apartment.

We bought our house in November, 1999 and have spent many months working with the relevant boards, commissions, and our neighbors to ensure that our proposed work is a happy solution for all those concerned. The restoration and the permitting process are very big commitments for us, and we are undertaking them because we love living in Washington, D.C., and we care about our neighborhood as well as our home.

The house is a lovely but tired old Victorian in need of substantial renovation. In part because we would like to restore an original interior stairway that had been closed off by previous owners, and in part to update the back of the house, we decided to modestly expand the kitchen and master bedroom. Therefore, we propose to build two small additions to the rear and side of the existing house. These additions are modeled after the typical enclosed sleeping porches found throughout Georgetown and are consistent with the style of our existing house. The plans have the support of our neighbors, the Advisory Neighborhood Commission and the Historic Preservation Review Board.

By way of background, we have been working on a design since before we closed on the property last year. Our initial thought was to widen the back part of our house to the south property line. Although this would have complied with D.C. Zoning Regulations, we decided against this in deference to our south neighbor, a long-time resident. After extensive consultation with both immediate neighbors, we came up with what we thought was a compromise design extending the depth of the house but not the width. This design conformed with the zoning requirements, and it was approved by both the ANC and HPRB.

However, our south neighbor still preferred a different plan that didn't block any of his views. In the interest of maintaining completely good neighborly relations, we continued to try to craft a design that would allay the concerns the south neighbor expressed. With the help and blessing of the HPRB staff historian and the immediate

BZA
Case No. 16599
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16599
EXHIBIT NO.28

neighbors, we came up with the plan before you, which is even smaller and lighter than the first approved design. The plan respects and preserves the existing views and light and air considerations of our neighbors, but forms two courts that do not meet the width requirement with respect to our side lot lines. They do, however, combine with existing open space in both neighbors' yards to maintain the flow of light and air. By compromising and pulling the addition away from our neighbors' properties, we are required to come before you.

In summary, we propose an addition that is architecturally and historically consistent, and has the support of the neighbors, the ANC and HPRB, but does not meet the zoning ordinance requirements. We therefore ask for the relief of a special exception from the Board of Zoning Adjustment for the two undersized side courts.

Additionally, as part of the renovation, we would like to create an accessory basement apartment. There is evidence, but no record, that a basement apartment existed here in the past. Because we have not been able to document its existence, we are asking your permission to legalize its use. We suspect that, ultimately, we will use the basement as a nanny suite or as additional space for our family. However, and at least in the meanwhile, we would like the option of renting it out to help defray some of the costs of renovating the house.

Only minor architectural changes are proposed in the creation of the apartment. The apartment would use part of the existing basement plus the new basement area (54 square feet) being created underneath the new side addition proposed above. The plan uses and formalizes the existing conditions of the basement, namely a separate side entrance near the street, and an existing basement bedroom and bathroom.

We have made extra efforts to ensure that all of our neighborhood community is aware of our plans, including both special exceptions and our BZA hearing. In addition to our ANC and HPRB hearings during the spring, we notified the ANC in mid-June of the July 25th BZA hearing date and the two special exceptions. We also wrote to the ANC for their June 26th executive board meeting to invite comment to you on both items. We also posted our hearing notice sign early on June 27 – nearly a month before the BZA hearing.

Our project has the support of the Historic Preservation Review Board, the Advisory Neighborhood Commission and our neighbors, who have submitted letters of support as part of this application. We, too, believe this proposal best serves the neighborhood as a whole and did not mind incurring the delay and costs entailed by seeking the approval of the BZA for a plan that satisfied our neighbors. Our neighbors to the south have lived on our block for forty (40) years, and we aspire to do the same. We respectfully ask for your support.

Sincerely,

and Redmond Walsh

Tia Cudahy and Redmond Walsh

Special Exceptions
Justication

Justification for Special Exceptions

Re: Application No. 16599; 1521 31st Street, N.W.

Our application No 16599 requests two special exceptions for our property at 1521 31st Street, N.W, in the R-3 zoning district. The property has a three-story, plus basement, single-family house. The two special exceptions we are requesting are for the two undersized courts that will be created by our proposed additions and for an accessory apartment in the basement.

Section 223 – Two Undersized Courts

A special exception under Section 223 of the Zoning Regulations is required in order to construct the proposed additions. Based on the enclosed drawings, the zoning calculations are as follows:

	Zoning Regulation	**Permitted/Required**	**Provided****
Height*	Section 400	40'/3 stories or less	35'10"/3 stories
Lot Size	Section 401	At least 2000 sq.ft./20' wide	3843 sq.ft./26'+ wide
Lot Occupancy	Section 403	60% (2305 sq.ft.) or less	38% (1448 sq.ft.)
Rear Yard	Section 404	At least 20'	71'8"
Side Yard	Section 405	None required	None
Court	Section 406	9'4" required North 9'4" required South	6'0" provided North 3'5" provided South

* In the 40-foot height residential zones, the height may be measured from the finished grade at the middle of the front of the building to the ceiling of the top story. ** From measured distances.

Section 223 of the Zoning Regulations permits, by special exception approval, an addition to a one-family dwelling that does not comply with all of the area requirements of Sections 400 through 406 of the Zoning Regulations, including the court requirements. As set forth above, and as shown on the plans, the courts that will result after the completion of construction do not meet the minimum court width requirements. Therefore, special exception relief is required under Section 223 of the Zoning Regulations. For the reasons set forth below, we meet the requirements for a special exception.

Section 223.2

The addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property. In particular:

(a) The light and air available to neighboring properties will not be unduly affected. We are entitled to build our addition all the way to our side lot lines. By holding back from our side lot lines to accommodate our neighbors, we are providing them greater light and air than would be the case if built as a matter-of-right.

(b) The privacy of use and enjoyment of neighboring properties will not be unduly compromised. Our plan was developed in consultation with our neighbors, and both neighbors have indicated no objection to our addition. Our rear lot line is more than 70 feet from our addition, so there is no impact on our neighbor to the rear.

(c) The addition, together with the original building, as viewed from the street, alley and other public way, will not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The two modest additions are at the rear of our house. As depicted on the plan, the small additions will not be visible from the street, nor will they be visible from any alley.

(d) In demonstrating compliance with items (a) through (c) above, we have used graphical representations such as plans, photographs and elevation drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways. The plans and photographs submitted to you clearly demonstrate the relationship of the proposed addition to the homes of our neighbors. Further, they demonstrate the fact that the additions will not be visible from any public way.

Section 223.3

As set forth above, the lot occupancy of our home, together with the addition, will not exceed seventy percent (70%). The lot occupancy of our existing home, together with the proposed addition, is thirty-eight percent (38%).

Section 223.4

The modest addition to our home has been painstakingly designed, with extensive input from our neighbors, in order to protect their adjacent properties. The additions are not visible from public space. . The Commission of Fine Arts and the Old Georgetown Board reviewed our plans and concluded that the proposed work falls under the jurisdiction of the Historic Preservation Review Board. The design of the additions has received the conceptual approval of the Historic Preservation Review Board and the Advisory Neighborhood Commission 2E. As such, no special treatment for the addition need be imposed by this Board.

Section 202.10 – Accessory Apartment

The plans also show the addition of a basement apartment in the dwelling. A special exception under Section 202.10 of the Zoning Regulations is required in order to add an accessory apartment to the basement in the house. Based on the enclosed drawings, the zoning calculations and requirements for Section 202.10 are as follows:

	Zoning Regulation	Permitted/Required	Provided
Lot Area	202.10(a)	At least 4,000 sq. ft.	3843 sq. ft.*
Gross Floor Area	202.10(b)	At least 2,000 sq. ft.	4,600 sq. ft.
Apt. % of Gross Floor Area	202.10(c)	25% (1150 sq. ft.) or less	12% (560 sq. ft.)
Internal Conversion of House	202.10(d)	No additional lot occupancy or gross floor area	54 sq. ft. additional under the new addition.
Additional Entrance	202.10(e)	If created, may not be located on a wall of the house that faces the street	No new entrance.
Owner Occupancy	202.10(f)	Either principal dwelling or apartment must be owner occupied	Principal dwelling will be owner occupied.
Aggregate number of persons to occupy house	202.10(g)	Not to exceed 6	Not to exceed 6
Existing home occupation	202.10(h)	No apartment where home occupation already located on premises	No home occupation on premises.
BZA waiver	202.10(i)	May not waive more than two of the above	Requesting two waivers: (a) lot area; and (d) additional square footage (to be under new addition).

* From measured distances

As set forth in the above chart, we will meet all of the specific requirements except for two. The only criteria that will not be met are Sections 202.10(a)(4) (lot size is less than 4,000 sq. ft.) and 202.10(d) (54 sq. ft. of additional gross floor area is being added). We are asking the Board to waive those requirements under Section 202.10(i).

All other requirements of Section 202.10 will be met. Specifically, the gross floor area of the dwelling is 4,600 sq. ft., and the gross floor area of the accessory apartment will be 560 sq. ft., which is less that 25% of the total. The basement apartment will utilize a separate existing door on the south side of the house for access. The owners will live in the main portion of the dwelling, and the aggregate number of persons that will occupy the house will not exceed 6. There is currently not a home occupation on the premises.

Our application meets the requirements of Section 202.10(i) for waiver of the above two criteria as follows:

1. The owner-occupancy requirement of paragraph (f) shall not be waived. We fully intend to reside in our new home, and we are not asking for a waiver of that provision.

2. The requested modifications do not conflict with the intent of this section to maintain a single-family residential appearance and character in the R-3 district.

    a. Section 202.10(a)(4) – The fact that our lot is 157 square feet less than the requirement will not conflict with the intent of this section. Our lot is almost twice the minimum lot size for the R-3 zone. In fact, the lot size is relatively large for the neighborhood, and many smaller dwellings nearby contain accessory apartments, and our plan is thus consistent with the neighborhood.

    b. Section 202.10(d) – The addition of 54 square feet at the basement level to accommodate the accessory apartment will not have an effect on the single-family residential appearance and character of our property. The 54 additional square feet of basement space is an incidental result of other work being done to the property, discussed above. The additional space is not being added solely for the use of the accessory apartment.

Section 3104.1 – Special Exception Approval

Based upon the above, we believe that the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map, and will not tend to adversely affect the use of neighboring property.

For all of the above reasons, we respectfully request that the Board grant our application. Thank you.

Square 1269
& Lot Plat

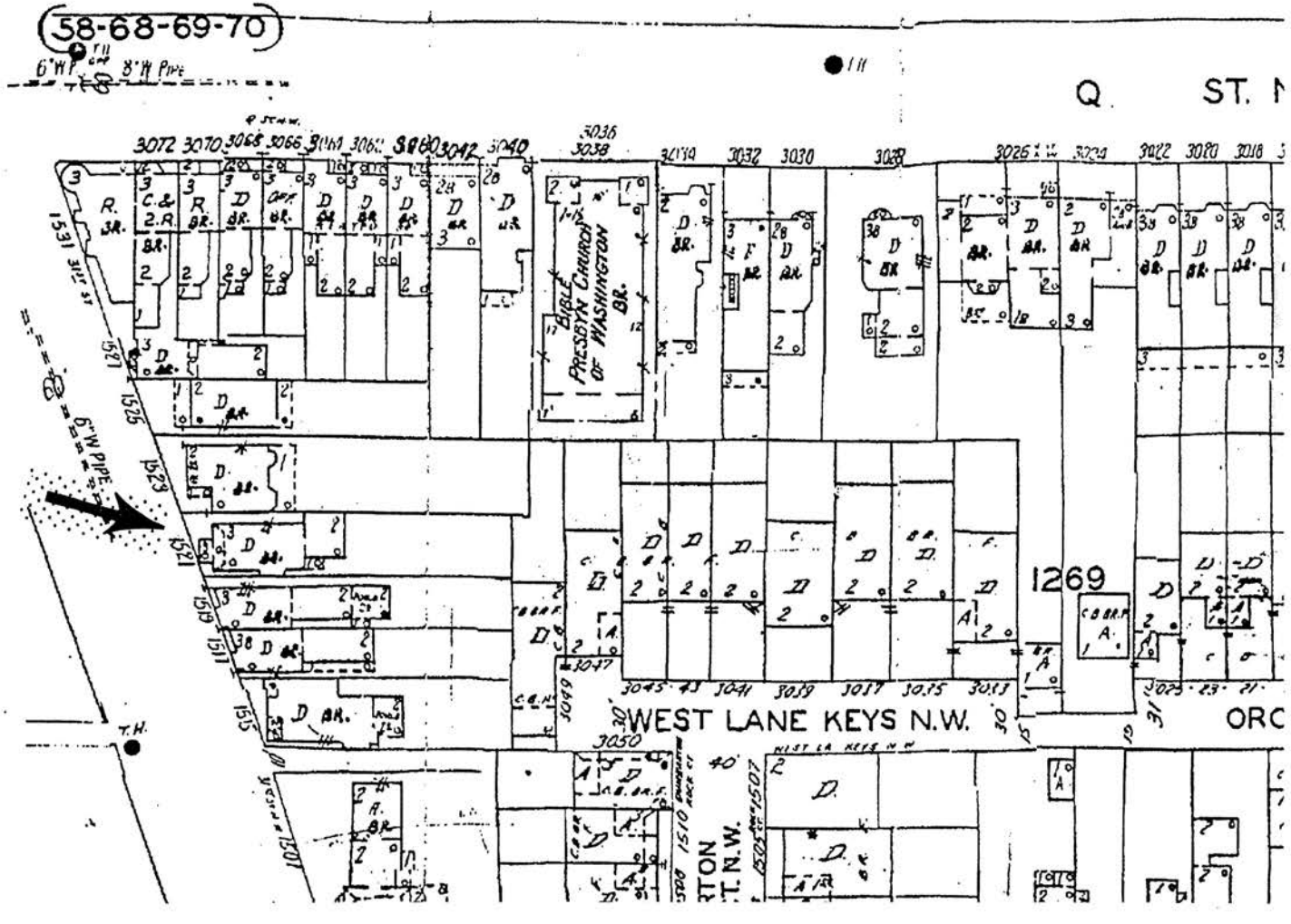
SQ.1269
Q
N.W.
31ST STREET
WEST LANE KEYS
DUMBARTON KOCK COURT
294
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301
877
842
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WASHINGTON, D.C. VOL. 5.

511

ADD'L SHEET
DEC. 1928

517



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D. C., MAY 15 2000

Plat for Building Permit of SQUARE 1269 LOT 370

Scale: 1 inch = 20 feet Recorded in Book 186 page 76

Receipt No. 8665

Furnished to VANZE BARNES

Surveyor, D. C.

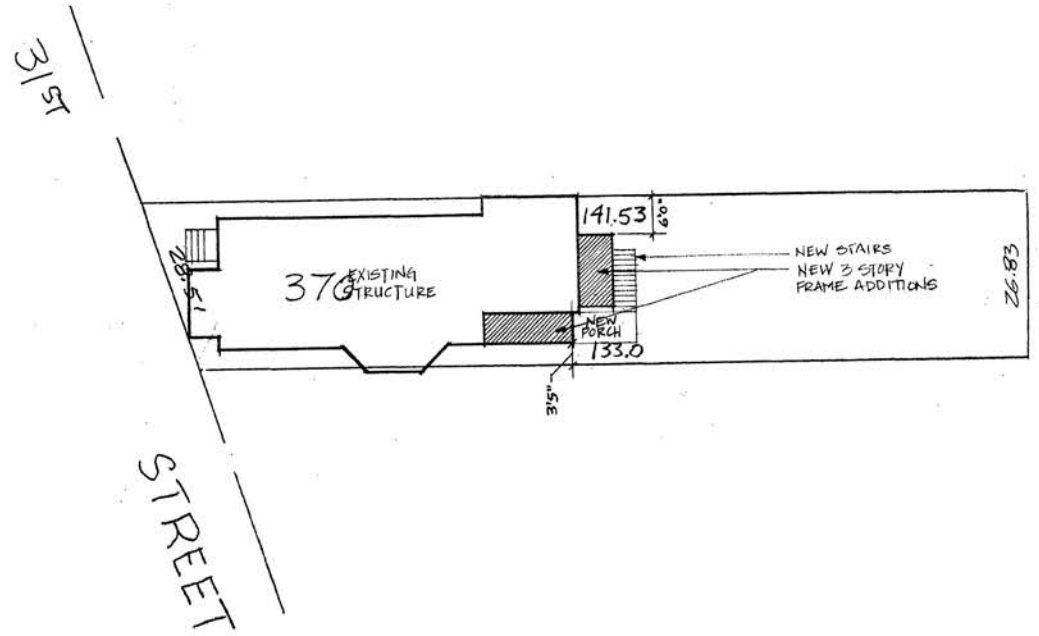
By: RPD

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plan as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb or alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property).

Date 5/15/00

(Signature of owner or his authorized agent)

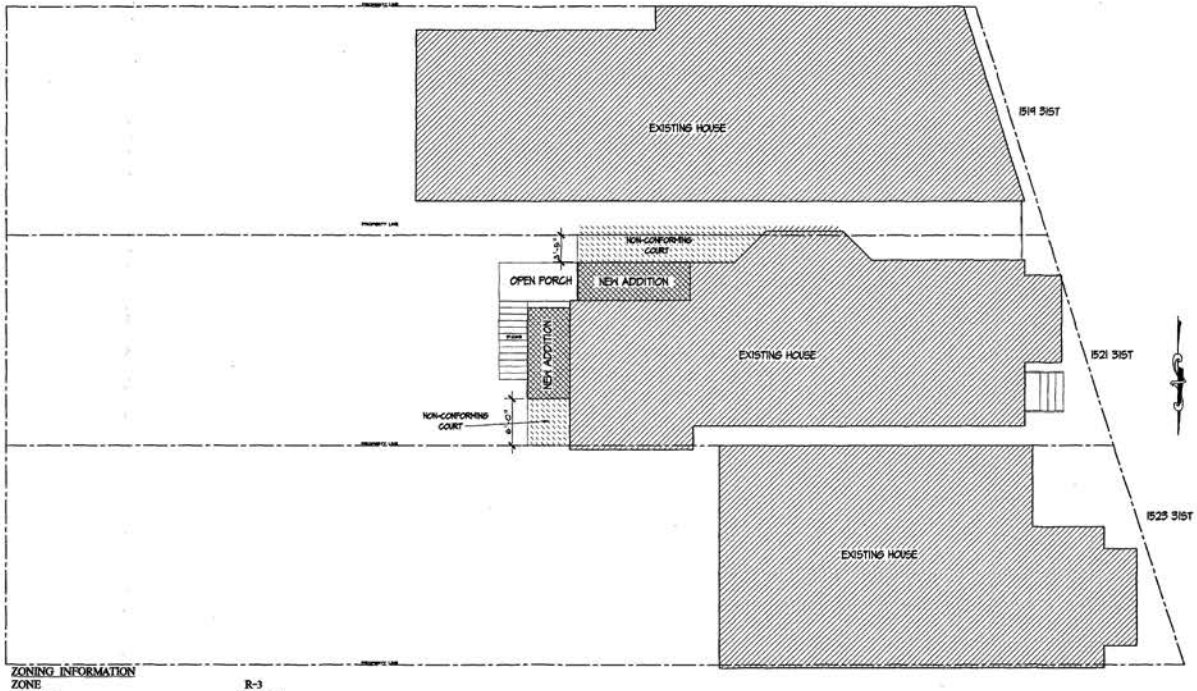
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



J-93270

S. O. Form 12.0

Plans



ZONING INFORMATION

ZONE	R-3
LOT SIZE	3,683 SF
MAXIMUM HEIGHT:	
ALLOWED -	40' AND 3 STORIES
PROPOSED-	22'-5 1/2" AND 2 STORIES
LOT OCCUPENCY:	
ALLOWED -	60 PERCENT OR 2,209 SF
PROPOSED-	1,448 SF
REAR YARD:	
MINIMUM -	20'
PROPOSED-	7'8"
WIDTH OF OPEN COURT:	
ALLOWED -	4"/FT. HEIGHT OF COURT OR 9'4
PROPOSED-	(NORTH COURT) 6'-0"
	(SOUTH COURT) 3'-5"

DRAWING INDEX

A1.1 SITE PLAN, DRAWING INDEX
A3.1 BASEMENT PLAN
A3.2 FIRST FLOOR PLAN
A3.3 SECOND FLOOR PLAN
A4.1 EAST ELEVATION
A4.2 SOUTH ELEVATION

1 SITE PLAN

BARNES VANZE & ASSOCIATES ARCHITECTS

CONSULTANTS

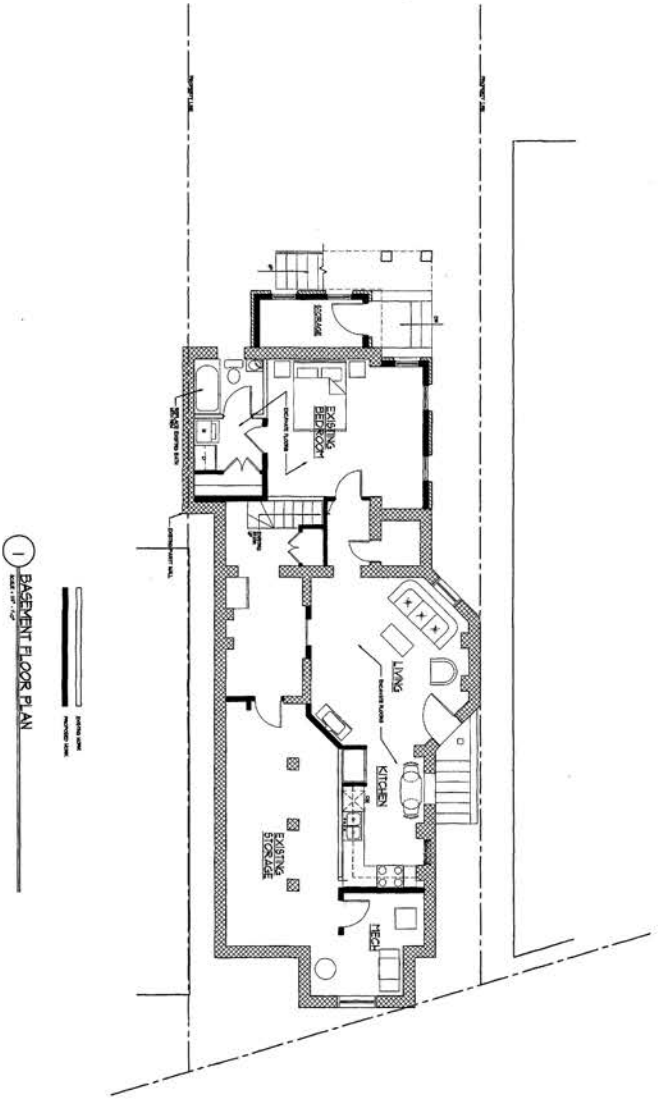
REVISED

ISSUED

CUDAHY RESIDENCE
1519 31ST ST. NW
WASHINGTON, DC 20007

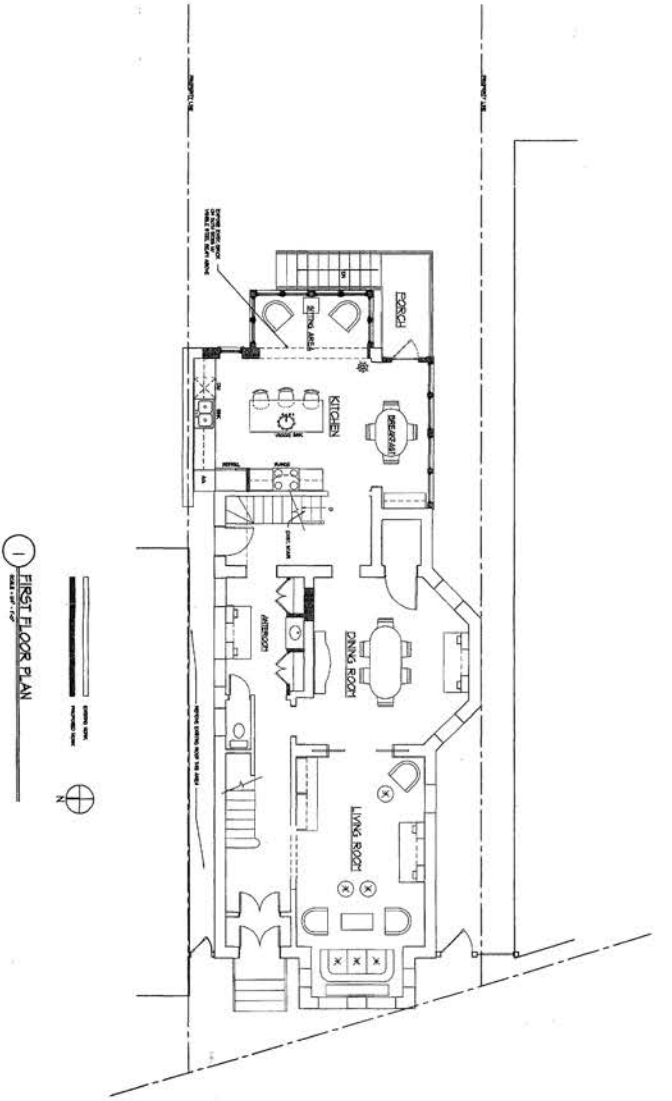
DRAWING

A1.1

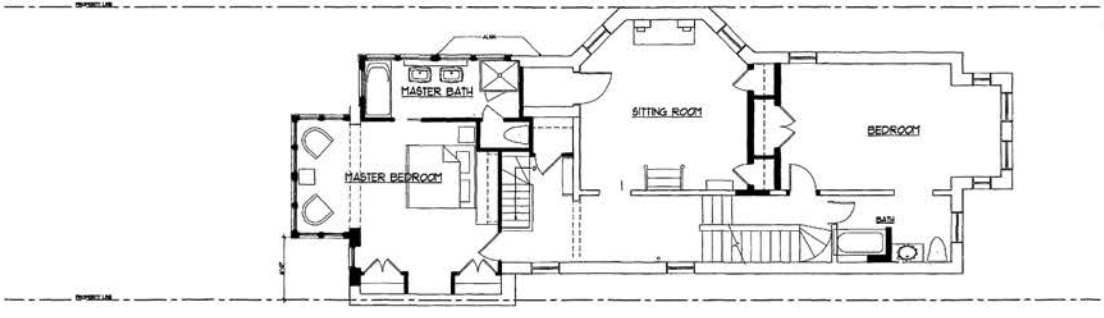


1 BASEMENT FLOOR PLAN

A3.1	DRAWING: BASEMENT FLOOR PLAN	CUDAHY RESIDENCE 1521 21ST ST, NW WASHINGTON, DC 20007	ISSUED: 3-02-07 ZONING REVIEW 3-16-07 SUPPLEMENTAL SUBMISSION 4-24-07 REVISIONS 5-1-07 REVISIONS 5-8-07 BOARD OF ZONING ADJUSTMENT SUBMISSION	REVISED:	CONSULTANTS:	BARNES VANZE & ASSOCIATES, ARCHITECTS 2106 WISCONSIN AVENUE, NW, SUITE 204 WASHINGTON, DC 20007 (202) 337-7255



A3.2	DRAWING FIRST FLOOR PLAN	CUDAHY RESIDENCE 1521 31ST ST, NW WASHINGTON, DC 20007	ISSUED 3-01-00 CONCEPT REVIEW 3-14-00 SUPPLEMENTAL SUBMISSION 4-24-00 DRB HEARING 5-4-00 DRB HEARING 5-8-00 BOARD OF ZONING ADJUSTMENT SUBMISSION	REVISED	CONSULTANTS	BARNES VANZE & ASSOCIATES, ARCHITECTS 1328 WISCONSIN AVENUE, NW, SUITE 204 WASHINGTON, DC 20007 (202) 337-7551

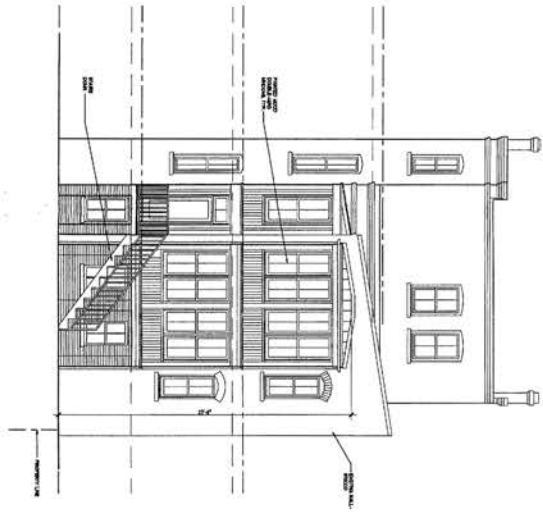


1 SECOND FLOOR PLAN

CUDAHY RESIDENCE
1111 30TH ST. NW
WASHINGTON, DC 20007

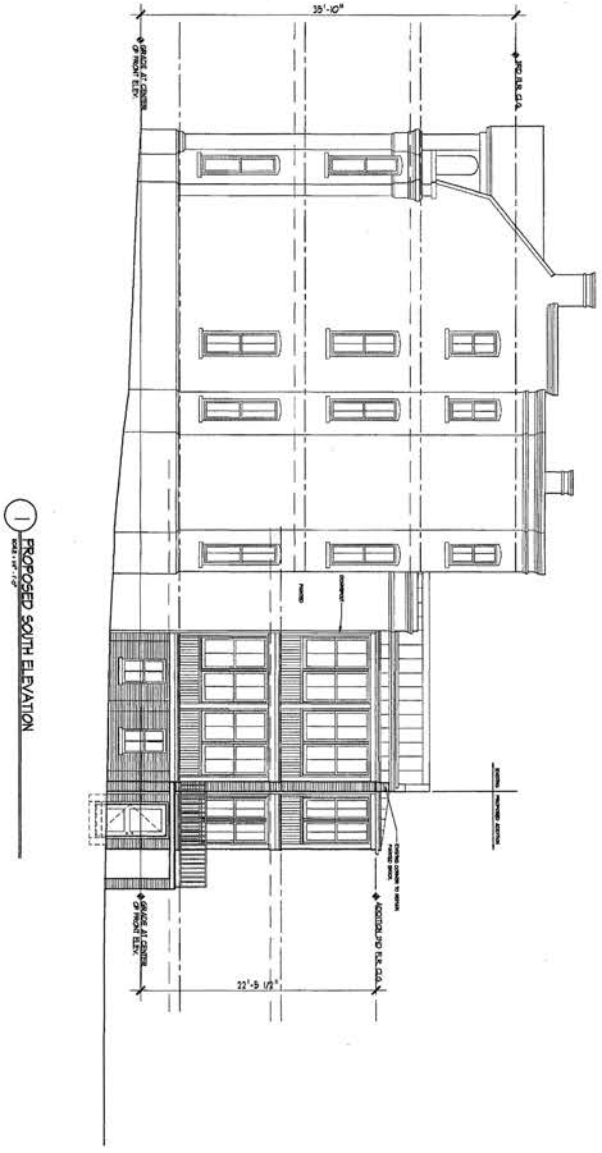
BARNES VANZE & ASSOCIATES, ARCHITECTS
1228 WISCONSIN AVENUE, NW, #3701 2A
WASHINGTON, DC 20007
(202) 337-7220

A3.3



1 PROPOSED REAR ELEVATION

A4.1	DRAWING PROPOSED REAR ELEVATION	CUDAHY RESIDENCE 1521 30TH ST, NW WASHINGTON, DC 20007	ISSUED 1-10-05 CONCEPT REVIEW 2-16-05 SUPPLEMENTAL INFORMATION 4-04-05 PERMITTING 5-4-05 PERMIT SET REVISED PER COMMENTS	REVISED	CONSULTANTS	BARNES VANZE & ASSOCIATES, ARCHITECTS 1328 WISCONSIN AVENUE, NW, SUITE 204 WASHINGTON, DC 20007 (202) 337-1228



1 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

A4.2	DRAWING: PROPOSED SOUTH ELEVATION	CUDAHY RESIDENCE 1328 28ST ST, NW WASHINGTON, DC 20007	ISSUED: 3-02-05 CONCEPT REVIEW 3-14-05 SUPPLEMENTAL SUBMISSION 9-28-05 HPO REVIEW 5-2-06 BOARD OF ZONING ADJUSTMENT	REVISED:	CONSULTANTS:	BARNES VANZE & ASSOCIATES, ARCHITECTS 1250 WISCONSIN AVENUE, NW, SUITE 204 WASHINGTON, DC 20007 (202) 337-7255

Photos &
Plan Rendering

FRONT OF OUR HOUSE AS SEEN FROM 31ST ST.



Rear of our house →

Rear of North neighbor →



↑ Rear + Side of South Neighbors

Rear of our house ↑



Support Letters
& Outreach

David and Bernice Blair
1523 31st St., N.W.
Washington, D.C. 20007
June 19, 2000

Board of Zoning Adjustment
441 4th Street, N.W.
Room 220
Washington, D.C. 20001

Re: Adjustment Application No. 16599; 1521 31st Street, N.W.

Dear Members of the Board:

We are the owners of the house to the North of the property referenced above (1521 31st Street, N.W.), and we are writing in support of Adjustment Application No. 16599 for this property. Specifically, we support and request your approval for the additions to the house shown on the elevation drawings by Barnes, Vanze and Assoc. Architects dated May 12, 2000. We also do not object to the basement apartment shown on the drawings, provided, of course, it complies with the rules and regulations of the BZA.

We have worked at length with the owner of 1521 31st Street, N.W. to reach a mutually agreeable configuration for an addition to the house on the property, and are satisfied that the May 12 drawings are in the best interests of us and the neighborhood.

Thank you for your consideration.

Sincerely,

David Blair

Bernice Blair

Mr. and Mrs. Joe Zaring
1519 31st St., N.W.
Washington, D.C. 20007
June 19, 2000

Board of Zoning Adjustment
441 4th Street, N.W.
Room 220
Washington, D.C. 20001

Re: Adjustment Application No. 16599; 1521 31st Street, N.W.

Dear Members of the Board:

We are the owners of the house to the South of the property referenced above (1521 31st Street, N.W.), and we are writing in support of Adjustment Application No. 16599 for this property. Specifically, we support and request your approval for the additions to the house shown on the elevation drawings by Barnes, Vanze and Assoc. Architects dated May 12, 2000. We also do not object to the basement apartment shown on the drawings, provided, of course, it complies with the rules and regulations of the BZA.

We have worked at length with the owner of 1521 31st Street, N.W. to reach a mutually agreeable configuration for an addition to the house on the property, and are satisfied that the May 12 drawings are in the best interests of us and the neighborhood.

Thank you for your consideration.

Sincerely,

Joe Zaring

Dorothy Zaring

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Foxhall-MacArthur, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

April 12, 2000

Historic Preservation Review Board
941 North Capitol Street, NE
Room 2500
Washington, DC 20002

RE: 1521 31st Street, NW, Cudahy residence

Members of the Board:

At its April 4, 2000 regular scheduled meeting, which was duly noticed and at which a quorum was present, the following resolution was passed by the ANC 2E:

> ANC 2E supports the right of the Cudahys to alter the rear of their home, and we appreciate the efforts that have been made to ease impact on the immediate neighbor.
> We encourage the Historic Preservation Review Board take great care in considering the concerns raised by the neighbor.

Sincerely,

Peter Pulsifer
Chair

COMMISSIONERS:

Scott Polk, District 1 Fran Goldstein, District 2 Peter Pulsifer, District 3 Barbara Zartman, District 4
Matt Payne,District 5 Bill Starrels,District 6 Art Schultz, District 7 Mark Ryan, District 8

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

RECEIVED
FEB 11 2000
COMMISSION OF FINE ARTS

RECEIVED BY _____

Date 1/1

Filing Date 2-10-00

Staff _____

TRANSMITTAL LETTER - COMMISSION OF FINE ARTS

TO: The Commission of Fine Arts

The Accompanying application HPA No. 00-221 and OG No. 00-084 is referred for considerations and appropriate action in accordance with the provisions of D.C. Law 2-144 The Historic Landmark and Historic District Protection Act of 1978 and in accordance with the following Act (s):

( ) The Old Georgetown Act, Public Law 808, 81st Congress
( ) The Shipstead-Luce Act, Public Law 231, 71st Congress

PREMISES	LOT	SQUARE
1521 31st St, NW	816	1269

Complies with the D.C. Zoning Regulations

Concept R-3 2/10/00

Zoning Division

The submitted documents were checked for general compliance of the exterior features with the D.C. Construction Codes: No objections to filing with CFA. This clearance does not constitute an approval for building permit.

Structural Section

Cleared to file with CFA by Permit Information Branch

Permit Branch

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144.

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted.

Recommendation: See attached letter.

J. Carter Brown, Chairman

Date 3/20/00

White=PPD Canary = HPD Pink = Record Goldenrod = Applicant

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

17 March 2000

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G. 00-84 HPA. 00-221	1521 31st Street, NW Tia Cudahy Residence	Rear addition - conceptual
	LOT: 816	SQUARE: 1269

RECOMMENDATION: Returned without Action. After a site visit of 23 February 2000, supplemental drawings received and dated 15 March 2000, in which a previously proposed screened side porch was deleted from submission, indicate that proposed work is not visible from public space. Refer to the Historic Preservation Review Board.

Jeffrey R. Carson
Assistant Secretary

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

May 15, 2000

Mr. Anthony Barnes
Barnes Vanze & Associates
1283 Wisconsin Avenue, NW, Suite 204
Washington, D.C. 20007

Dear Mr. Barnes:

As you requested, this letter will confirm the status of your client's application for approval of a planned addition to the residence at 1521 31st Street, NW. This property is within the boundaries of the Georgetown Historic District, and is subject to review by the Historic Preservation Review Board under the provisions of the D.C. Historic Landmark and Historic District Protection Act.

At its meeting on April 25, 2000, the Review Board approved the proposed addition in concept, and delegated final review to the Historic Preservation Division. I have reviewed the revised plans that you submitted to this office on May 5, 2000, showing additions to the side and rear of the existing house. These revised plans are consistent with the Board's conceptual approval, and are compatible with the character of the Georgetown Historic District.

If you have any questions, please do not hesitate to contact me at (202) 686-5511.

Sincerely yours,

David Maloney
Architect
Historic Preservation Division

Tia Cudahy and Redmond Walsh
1521 31st Street, N.W.
Washington, D.C. 20007
202 333-6443
June 26, 2000

Dr. Mark Ryan
ANC 2E Commissioner
3885 S Street, N.W.
Washington, D.C. 20007

Re: Request ANC letter of support for 1521 31st Street BZA hearing.

Dear Mark:

Thank you and all the ANC 2E Commissioners for your earlier support and your subsequent letter to the HPRB regarding the construction plans we presented to you at the April 4 ANC meeting. We did receive approval from the HPRB for the design we presented to you.

After receiving HPRB approval, in the interest of maintaining completely good relations with all our neighbors, we did continue to try to come up with a design that would allay the concerns that had been expressed by our neighbor to the South. The result was an even smaller addition to the house that was also approved by the HPRB. However, the proposed plan now requires BZA approval, because the addition will create non-standard side courts (small areas of green space) on our property. I am attaching a copy of the new smaller scheme here. The construction has the full blessing and support of both of our immediate neighbors (the Zarings to the South and the Blairs to the North). We can provide their letters of support to the BZA if you wish to see them.

In addition, we are also asking the BZA to recognize the basement apartment shown in the drawings. This basement apartment was also shown in the plans we previously presented to you, and has the support of the HPRB and our neighbors. The apartment was never an issue of concern to our neighbors and was not discussed in our earlier ANC hearing. We only recently learned that all accessory apartments should be vetted and approved by the BZA, and so we are seeking that approval simultaneously with our building plans.

Apart from zoning rules and regulations with which the apartment does comply, we wish to assure you that we share any concerns you might have about the character of the neighborhood and density issues. In fact, we are not sure that in the end we will elect to rent out our basement. We have talked about renting it

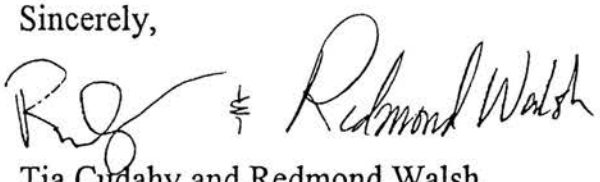
on a month-to-month basis during a trial period to see if we are comfortable with such an arrangement. We suspect that ultimately we will use the basement as a nanny suite or as additional space for the family. However, and at least in the meanwhile, we would like the option of renting it out to help defray some of the costs of renovating it.

Our BZA hearing is scheduled for July 25 and we would like the ANC 2E to support us on both issues. The BZA has indicated they will send you a letter seeking your comment on both the addition and the apartment. Because of an office oversight, the BZA may already have sent you a letter seeking comment on the addition only.

Since the BZA request may not reach you before your last meeting prior to the July 25th BZA hearing, we are writing to request respectfully that you write a letter to us supporting the attached plans. We are hoping that you can do this without another ANC hearing on our plans, but we are certainly willing to present the plans to you again if you prefer or require it.

By way of background, we bought our house in November, 1999 and have spent many months working with the relevant boards, commissions and our neighbors to ensure that our proposed work is a happy solution for all those concerned. Ours is an old house in need of substantial interior refurbishing that we are trying for financial reasons to do at the same time as the work requiring BZA approval. We love Georgetown and appreciate the caretaking role that the ANC plays for the neighborhood. Thank you in advance for any help and support you can provide to enable us to get our work started.

Sincerely,



Tia Cudahy and Redmond Walsh

Enc.