Exhibits in support of BZA Application #16616

for a proposed addition to 500 A Street, SE

Owners: Clay and Alisa Sell
Architect: A.F. Houston

Exhibit A	Petition in support of proposed addition to 500 A Street, SE
Exhibit B	Letter dated December 1, 2000 from Clay and Alisa Sell and delivered to area neighbors
Exhibit C	Drawings and perspectives for 500 A Street, SE, dated 8/31/00 by A.F. Houston
Exhibit D	Statement in support of BZA application #16616
Exhibit E	Letter dated December 7, 2000 to Clay and Alisa Sell from Geoff and Jane Rinard, 502 A Street, SE
Exhibit F	Letter dated December 2, 2000 to the Advisory Neighborhood Commission from Sandy and Peter Clark, 516 A Street, SE

BZA
Case No. 16616
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16616
EXHIBIT NO.28

Exhibit A

PETITION IN SUPPORT
OF PROPOSED ADDITION TO 500 A STREET, SE

I have reviewed the drawings and perspectives for 500 A Street, SE, dated 8/31/00 by A.F. Houston. I support the proposed addition as described in those documents. I understand this addition requires a variance and do not oppose the variance.

Name	Signature	Date	Address	Comments
Beverly June Toole	Beverly June Toole	12/1/00	185 5th St SE Wash DC 20003	great improvement to neighborhood
MARSHA CROSSLEY CROMWELL		12/1/00	25 5th St, S.E Wash., DC 20003	lovely design
Jerrene Hope Trnett		12/1/2000	606 A ST SE WDC 20003	Excellent design - great contribution to neighborhood
Judith Canning	Judith Canning	12/1/00	21 5th St. S.E.	A variance that makes sense - ample yard around house. Great design will benefit neighborhood.
Joel Bremzn	Joel Bremzn	1 Dec 00	317 A ST.	Can't come well.
Michael Canning	Michael Canning	Dec. 01, 00	21 5th ST. SE, DC	
Gene Berry	Gene Berry	12/1/00	100 Fifth St. WDC SE	Nice design that fits in and will seem to have always been there!
Jeff Campbell	JCampbell	12/1/00	100 5th St SE	A great design - will provide a nice addition to the streetscape
Bernadine Prince	BPrince	12/1/00	506 East Capitol and 407 A St, SE WDC 20003	Like design. Would like approval.
RAYMOND PRINCE		12/1/00	506 E CAPITOL DC 20003	Compatible w Neighborhood

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Name	Signature	Date	Address	Comments
W. L. MARTIN	W. L. Martin	12/2	409 A St SE	Design is compatible with existing neighborhood houses.
Frances Tomlinson	Frances Tomlinson	12/2/00	509 A St., SE	This is a "win-win" proposal
Joy Pohl	Joy Pohl	12/2/00	509 A St SE	Excellent design.
Sandra Clark	Sandra Clark	12/2	516 A SE	This will be a great improvement to the block & neighborhood
ISABELLE WATKINS	Isabelle Watkins	12/2	508 A St SE	Great addition to the neighborhood
Bill Nickerson		12/2/00	407 A St. SE	
Michael Hanson		12/3/00	511 A St SE	Design improves the neighborhood
Todd DeGarmo	Todd DeGarmo	12/5/00	17 5th St SE	Truly improves corner
ALDON N. ROAT	Aldon N Roat	12/5/00	1145th. ST. SE Basmt. Apt	A very fine improvement to the neighborhood

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Name	Signature	Date	Address	Comments
C. M. ZENS	Clarence M. Zens	12/4/00	406 A, SE DC 20003	This 40-year resident at 406 R believes the addition will be a plus to the neighborhood.
M. E. Zens	Mildred E Zens	12/4/00	406 A, SE DC 20003	I agree
Harold Engle	Harold Engle	12/5/00	411A Street SE	It will be a welcome improvement over present arrangement
Louise Engle	Louise Engle	12/5/00	411 A St.	The plans are beautiful - we look forward
Don T. Mosher, M.D	Don T. Mosher MD	12/7/00	404A St. SE	The plan improves the aspect of the house as seen from the 5th Street side.
Winifred F Mosher	WINIFRED F. MOSHER	12/7/00	404 A St, SE	Nice Plan
DOUGLAS H. NECESSARY	Douglas H Necessary	12/8/00	405 A St. S.E.	A DRAMATICALLY BETTER STREETSCAPE WITH RESPECT AS NEIGHBORS, THE SEERS ARE KEEPERS
KAREN ZENS	K Zens	12/8/00	506 2nd St. SE #3	Long time resident & the neighborhood
Lynne Lawrence & Jeff Lawrence	Lynne & Jeff Lawrence	12/8/00	412 A St, SE	The plan looks very nice and is a nice addition to the neighborhood.

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Name	Signature	Date	Address	Comments
Janice Delaney	Janice Delaney	12/6/00	510 A St. SE	Restores original intent of zoning laws for historic neighborhood
Arty Delaney	Arty Delaney	12/6/00	510 A St. SE	
JACKIE EITING	Jacqueline Eiting	12/7/00	107 5th ST SE	do this it will only improve the house & the neighborhood
Sylvia HOLTON	Sylvia Holton	12/7/00	517 A St SE	
Adele & Cliff Alexander	Adele Alexander	12/7/00	512 A ST SE	Plans look very good.
RICHARD A. WEIMER	R A Weimer	7 DEC 00	107 5TH ST. SE.	EXCELLENT PLAN !
Baldwin Tom	Baldwin Tom	Dec 7, 2000	513 E. Capitol.	Will make side view fit neighborhood.
Madeline Tom	Madeline Tom	12/7 2000	513 E. Capitol	I like the plan.
Suzanne W. Brown	Suzanne W Brown	12/8/00	505 East Capitol St.	It's very important to have ~~affo~~ modest houses that can accommodate young families on the hill.

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Name	Signature	Date	Address	Comments
Benita Cooper	Benita Cooper	12-9-00	507 A St. SE.	Great concept. Strongly support d.
Robert Cooper	Robert S. Cooper	12/9/00	507A St SE Wash. DC	Fully support your petition.
Harriet Rogers	Harriet Rogers	12/10/00	503A St SE Wash. DC	will be Non-invasive.
STEVE ROGERS	Stephen C Rogers	12/10/00	503 A St SE WASH DC	Very strongly support.
Betty Clary	Betty Clary	12/10/00	504A St SE Wash D.C.	Live 2 doors down. Strongly support allowing addition.
PATRICIA MOLUMBY	Patricia C Molumby	12/10/00	507 E. Capitol Wash. DC 20003	the proposed addition will add light to a dark end of the street - with windows instead of a fence.
LARRY McCURRY	James E Wally	12/10/00	507 E Capitol Wash DC 20003	support the request completely.
Patrick O'Keefe	Patrick O'K	12/10/00	104 6th Street, SE Wash DC 20003	Live around the corner, within eyesight I have reviewed the plans and fully support the proposal
Kathy Keith	Kathy Keith	12/10/00	6 Brown's Ct, SE	Live around block support capitol hill additions and upgrades.

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Name	Signature	Date	Address	Comments
DOLPH SAND		12/10/00	518 A St SE	We strongly support the application of the Sells.
SUSAN BIANCHI-SAND		12/10	518 A STS.E	Support the petitions/ application
Robert Hood		12/10	161 Daddington Pl.	Support the petition!
Karen O'Keefe	Karen O'Keefe	12/10/00	1046 6th St SE	I support application strongly!
Lisa Grimes Firth	Lisa Grimes Firth	12/10/00	20 5th St. SE	I support the Sells' petition
Charlie Firth		12/10/00	20 5th St, SE	Support it.
Mark Kantor		12/10/00	513 A St, SE	I support the petition. No one in the neighborhood was objected that I know of.
LAWRANNE STEWART		12/10/00	513 A St, SE	I strongly support the proposal- it will fit the neighborhood to
Annie Hanson	Annie Hanson	12/10/00	511 A St SE	I support the Sells proposal- it will ensure that they stay here! It's a great proposal

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Name	Signature	Date	Address	Comments
SHELDON HARRIS		12/10/00	500	

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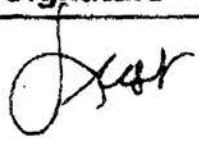
Name	Signature	Date	Address	Comments
JOSEPH F. WEST		12/5/00	#20 5TH ST. S.E. WDC	AS ADJACENT AND MOST AFFECTED OWNER, I COMPLETLY SUPPORT THE PROPOSED ADDITION AND VARIANC

Exhibit B

December 1, 2000

Dear Friends and Neighbors:

As we have discussed with some of you, and as you may have ascertained from the large orange signs posted on the front and side of our house, we are seeking a variance from the Board of Zoning Adjustment to construct an addition to our house. We are writing to request your support in this endeavor.

In short, we need a variance from the zoning regulation that limits a house such as ours from covering more than 60% of the lot. We believe some unique circumstances, explained in greater detail in the attached proposed statement, justify a variance from the zoning regulation.

We are presently scheduled to have a hearing before the Advisory Neighborhood Commission on December 12, and before the Board of Zoning Adjustment in February.

Before and after conceptual drawings are enclosed for your review. If you have questions or comments about any of the enclosed material, we would welcome the opportunity to visit with you in person.

We would be pleased and honored to have the active support of all our neighbors. If you are willing, we would like you to sign a petition expressing your support for our proposal. Please call us or stop us on the street and we will bring the petition to you at your convenience.

Thank you for your attention to this matter.

Sincerely,

Clay & Alisa

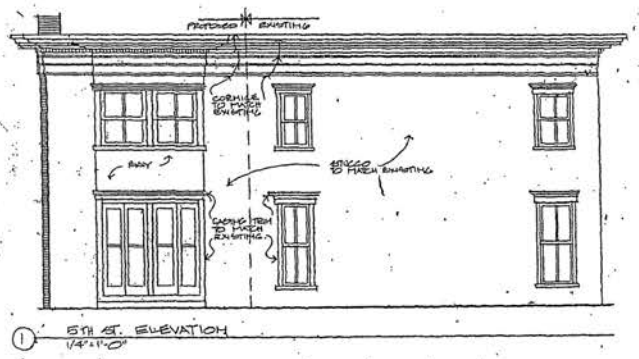
Clay and Alisa Sell
500 A Street, SE

202-546-1859

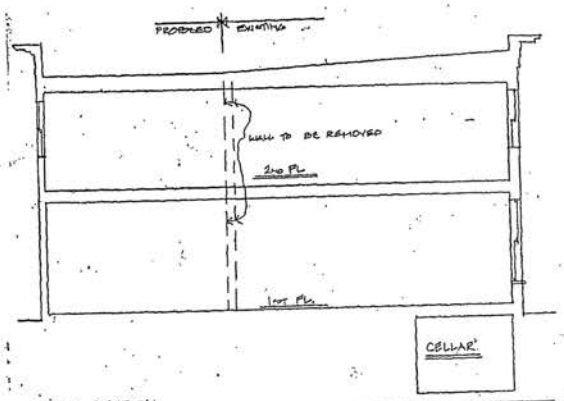
Exhibit C


A.F. HOUSTON 8/28/00

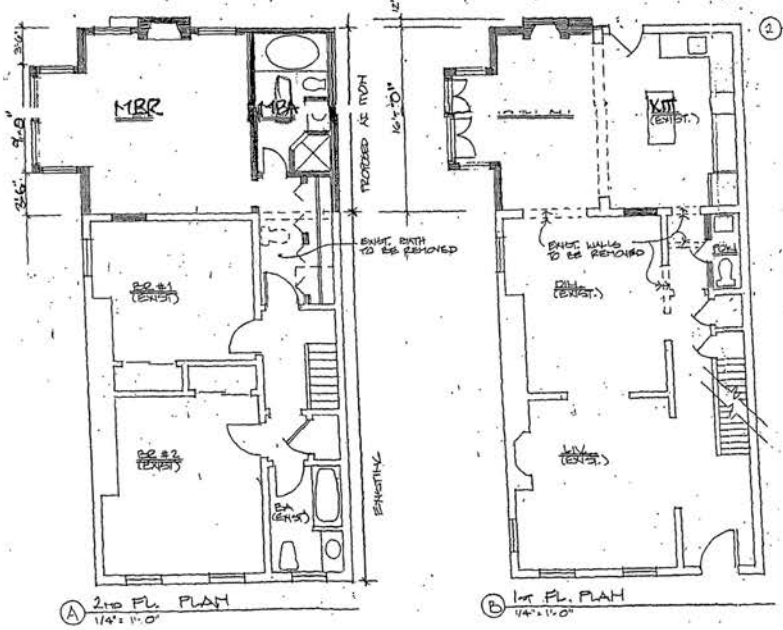




1 5TH ST. ELEVATION
1/4" = 1'-0"

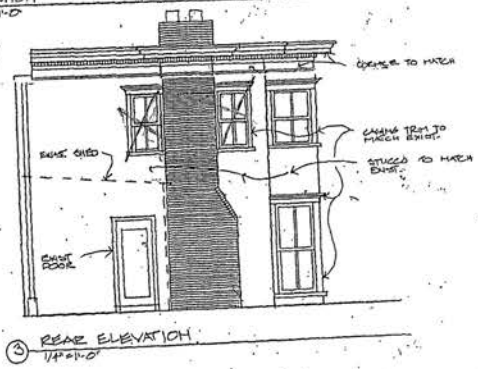


2 SECTION
1/4" = 1'-0"



A 2ND FL. PLAN
1/4" = 1'-0"

B 1ST FL. PLAN
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

SELL RESIDENCE

ANDRE F. HOUSTON 8/21/00

Exhibit D

STATEMENT IN SUPPORT OF BZA APPLICATION #16616

Owner:	Clay and Alisa Sell
Address:	500 "A" Street, SE: square 841, lot 804
Lot size:	1,138 square feet
Existing footprint of structure:	837 square feet
Proposed footprint of structure:	980 square feet

This is a two story owner occupied single family residence in an R-4 zone. It is a corner row house, constructed over 150 years ago, well before the enactment of the current Zoning Regulations. The allowable percent of lot occupancy is 60%. The structure currently covers 73% of the lot, and consequently exceeds the allowable minimum percent of lot occupancy and cannot receive an addition according to a strict application of the Zoning Regulations.

The existing structure is two stories high and two rooms deep, with ½ of a third room on the first floor. This is an extremely small size for any house in this area or elsewhere. Most row houses are three rooms deep, and if they are two rooms deep, they are compensated by being three stories high. There are a small number of row houses in this neighborhood which are only two rooms deep and two stories high. However, virtually all of these extremely small row houses are on interior lots whose size permits a significant rear addition, unlike the subject property.

The subject lot is half the size of a normal lot, as can be seen from a property map of the area. This typical "scrunching" of the corner lot in this district was done so that walls of houses facing the two perpendicular streets could both present a solid front face to the streets. If the typical end row house were not treated in this manner and if its property were the same size as the interior properties, then the street perpendicular to the row houses, the cross street, would be fronted by the party wall and a side view of the side yard of the end row house, a distinctly less pleasing urban solution.

When this neighborhood was planned and constructed in the late nineteenth century, the planners made sure that this would not happen and that all the streets were properly fronted by the fronts of row houses. This meant that at the corners, the houses faced in two directions and had a small or non existent side yard, so that both streets would be properly defined. This resulted in the "scrunching" of the corner properties and the construction of a structure large in comparison to its lot on the corner, frequently with a corner tower or bays facing both streets to define the streets. This pattern succeeded in producing a successful urban environment.

The present structure, however, was built at an earlier time than the other houses in the neighborhood. Presumably because the pattern had not yet been established, this house did not fill out the corner as subsequent houses did. Unlike other corner house conditions, this house presented its side yard to the cross street. Because the house was built early as a small two room deep two story structure and because of the subsequent Zoning Regulations, this house neither started as a larger normal corner house nor could be expanded to a normal size. This

disrupts and breaks the normal successful pattern of how corner properties were treated in this neighborhood. A survey of all houses within a five block radius, well over 100 corner houses, revealed that this is the only two story two room deep house. All of the other corner houses are substantially larger, as they should be to carry out the kind of urban planning which defines this neighborhood.

Under a strict application of the Zoning Regulations, the configuration of this house on this property makes it impossible to build an addition This has presented the owners with a significant hardship: unlike all other properties in this area, this house is neither normally sized to begin with nor can it be expanded to a normal size. This discriminates against these property owners by preventing them from achieving a normally sized house. In addition, a strict application of the Zoning Regulations prevents the house from fitting into the normal pattern of corner properties in this area.

The solution to both of these problems is to add a third room to the rear of the house and make the rear yard smaller, as proposed by the owners. This solution not only permits the owners to live in a normally sized house, but it conforms to the urban pattern of the area instead of disrupting it. This is the fortunate occasion when both the private benefit and the public benefit coincide. The owners will have a normally sized house and the urban planning of the neighborhood will be improved by being returned to its normal pattern.

As has been noted, corner properties in this area typically have small or nonexistent rear yards. At an interior property, this lack of a rear yard would cramp the neighborhood light and air. But in this pattern of housing, the corner properties are compensated for having smaller yards by being able to take advantage of a front/side yard which sweeps around two sides of the house. This is the case with the subject property.

The requested variance should be granted because:

A. This is an unusually small structure on an unusually small corner lot. This exceptional configuration produces a practical hardship to the owners that they cannot expand their house to the normal minimum size under the current Zoning Regulations.

B. There will be no adverse impact on the neighborhood. The owners have talked at length with the neighbors and will attend both the ANC and the Capitol Hill Restoration Society meetings when this case will be discussed. The proposed addition will, in fact, carry out the original urban design intent of the neighborhood by building out and filling out the corner.

C. By limiting the percent of lot occupancy, the intention of the Zoning Regulations is to provide open space. As a result of its corner lot location, this property already enjoys the substantial open space of a yard which sweeps around two sides. Consequently, the intention of the Zoning Regulations is not contradicted.

Exhibit E

December 7, 2000

Dear Clay and Alisa,

Thank you for giving us an opportunity to review your proposed project. The plans, which you forwarded on Friday, December 1, look very attractive. The addition of a master bedroom in the back and a "eat in" kitchen or breakfast room would add real benefits to your home. For that reason, we support you in your effort to gain the necessary permit.

However, while we do not object to your proposal to expand your home, we do have a concern regarding its impact on our home. It appears from the plan that the windows facing north on the upper level, particularly the one east of the chimney, would look directly down into our kitchen through the skylight. They would also look down on our back yard. We would truly regret the loss of our privacy in these vital areas of our home. We also believe that this privacy is a major asset to our property. Therefore, we feel that these windows would have an adverse impact on our lives and property.

For this reason, we ask that you make a variance in the architectural plan to remove from the proposed addition the two windows on the upper level that face north. Or, at the very least, we ask that you remove the window east of the chimney. Should you find this acceptable and revise your architectural plans accordingly, we will gladly sign the petition and do whatever we can as neighbors to assist you in obtaining the permit.

We appreciate you as neighbors and value the cordial relationship we have enjoyed with you. Again, thank you for giving us the opportunity to review your plans and for seeking our support and input.

Sincerely,

Geoff and Jane Rinard

Exhibit F

December 2, 2000

Advisory Neighborhood Commission
Washington, D.C.

Re: BZA Application No. 16616, Clay and Alisa Sell,
500 A Street, S.E., Square 841, Lot 804

To whom it may concern:

We are writing in support of the application of our neighbors, Clay and Alisa Sell, for a variance to construct addition to the rear of their property at 500 A Street, S.E.

Since the Sells purchased this corner property in 1996, has been one of the best-maintained and attractive propertie our neighborhood. The only unpleasant aspect of their house the appearance of the rear portion of the house as viewed fr Fifth Street -- occasioned not by anything done by the Sells as a result of the building's original design. We have seen plans and drawings of the Sells' proposed addtion, and belie that the addition, particularly the two-story bay, will grea improve the appearance of the building and of our block.

We understand that a variance of the type requested by Sells, to permit the use of a greater percentage of the lot is permitted by the Zoning Regulations, is in most cases not favored by the Board of Zoning Adjustment, the Advisory Neighborhood Commission or by the Capitol Hill Restoration Society. But variances may be granted for good cause, and w believe that the addition proposed by the Sells will improve appearance of our neighborhood and that every consideratoin should be made in favor of their request.

Should you have any questions, please call us at your convenience at 544-3348.

Sincerely,

Sandy Clark

Sandy Clark

Peter Clark

Peter Clark

516 A Street, S.E.
Washington, D.C. 20003