Mark Binsted Architects
4907 Sherier Place, NW Washington, DC 20016
202-363-6651 / 202-364-6967 fax

September 24, 2001

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

RE: BZA Application No. 16747

Dear Ms. Kress:

At our hearing before the BZA on September 20 we were requested to provide additional information for a follow-up hearing scheduled for October 2nd. We are pleased to submit the information enclosed, with explanations as follows:

1. Petition

A petition of immediate neighbors was circulated and returned for the hearing before ANC 3D last July 11. Unfortunately, it was not included in the documents submitted to the BZA. The petition shows the signed support of Mr. Bobby Lee, the property owner at 5110 MacArthur Blvd. NW. The impact of the *Hair Zone* addition on Mr. Lee's property was a concern of some BZA members.

2. Photographs of Neighboring Property

Photographs submitted to the BZA with the *Hair Zone* Application did not clearly show the full rear facade of Mr. Lee's property adjacent to *Hair Zone*. Some BZA members were concerned with the possible shading of this wall by the addition to *Hair Zone*. The enclosed photographs reinforce our statements at the hearing that Mr. Lee's property has only small, basement style windows below the main level. Indeed, there are no windows at all at the lowest level. Also, please note that the first window adjacent to *Hair Zone* on the main level is a closet window. This closet window will

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EXHIBIT NO.26

BZA
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Exhibit No. 26

receive most of the main level shading from the proposed addition in the short time it takes before the afternoon sun fully bathes the rear facade in sunlight.

There were also questions from BZA members about the right of way from MacArthur Blvd. to the rear of *Hair Zone*, and a photograph is now provided. Note that Mr. Lee's property includes windows on this side at the first basement level that will not be affected in any way by the proposed addition to *Hair Zone*.

A photograph of the massing model displayed at the hearing is included for reference.

3. Usable F.A.R. Calculations

A significant factor in *Hair Zone* seeking variances for the proposed addition is the need for expansion space meeting building code requirements for ceiling height. Both lower levels of the addition will have eight-foot ceilings, while existing lower level ceiling heights are seven-foot or less. Code minimum ceiling height for habitable rooms in business construction is 7'-6", except in bathrooms, hallways, etc. where 7'-0" is required. The BZA has requested a re-calculation of F.A.R. taking into account only "usable" or habitable gross floor areas. All of the existing Lower Level 2 and all but the rear most ten feet of the existing Lower Level 1 (bathrooms and hallway) can be considered non-usable. These areas are identified as "Storage" and "Storage/Mech." on sheet 1 of the submitted plans.

EXISTING F.A.R. (Usable)

Gross Floor Area (GSF) **F.A.R.** = 1200/1500 = **0.80**

Street Level	1000
Lower Level 1	200
Lower Level 2	0
Total	**1200**

PROPOSED F.A.R. (Usable)

Gross Floor Area (GSF) **F.A.R.** = 2700/1500 = **1.80**

Street Level	1500
Lower Level 1	700
Lower Level 2	500
Total	**2700**

The Existing Usable F.A.R. of **0.80** compares to the previously calculated F.A.R. of **1.36**. The Proposed Usable F.A.R. of **1.80** compares to the previously calculated F.A.R. of **2.30**, and represents a 32% increase over the existing F.A.R. of 1.36. Please note that no "cellar space" has been separately deducted from the usable area calculations because these areas were already deducted for being non-usable.

We would like to thank the Board of Zoning Adjustment for the opportunity to submit the enclosed materials and look forward to the continuation of our hearing on October 2nd. Please do not hesitate to contact us should any additional clarifications be required.

Sincerely,



Mark Binsted, AIA

HAIR ZONE

5108 MacArthur Blvd. NW
Washington, DC 20016
202- 966-2523

By signing this petition the following property owners show our support for Ellen Mackey's Application before the Board of Zoning Adjustment for the District of Columbia (No. 16747) and her case before the Advisory Neighborhood Commission 3D on July 11, 2001. Our business property either abuts the Hair Zone property or has a window facing the rear yard (Same Side Neighbors), or directly faces Hair Zone from across MacArthur Blvd. (Across Street Neighbors):

Same Side Neighbors

Richard T. Listrani
5100-02 MacArthur Blvd. NW
Lot 57, Square 1418

X Richard T. Listrani

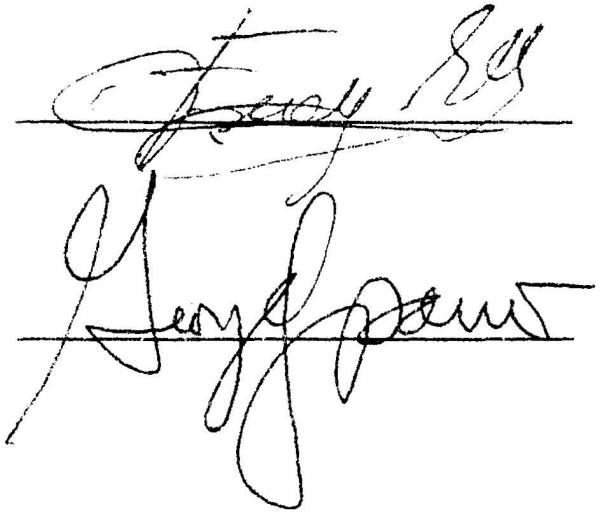
Bobby Lee
5110 MacArthur Blvd. NW
Lot 811, Square 1418

Bobby S. Lee

Across Street Neighbors

B&B Restaurant Inc.
5105 MacArthur Blvd. NW
Lot 924, Square 1419

George Spano
5115 MacArthur Blvd. NW
Lot 582, Square 1419

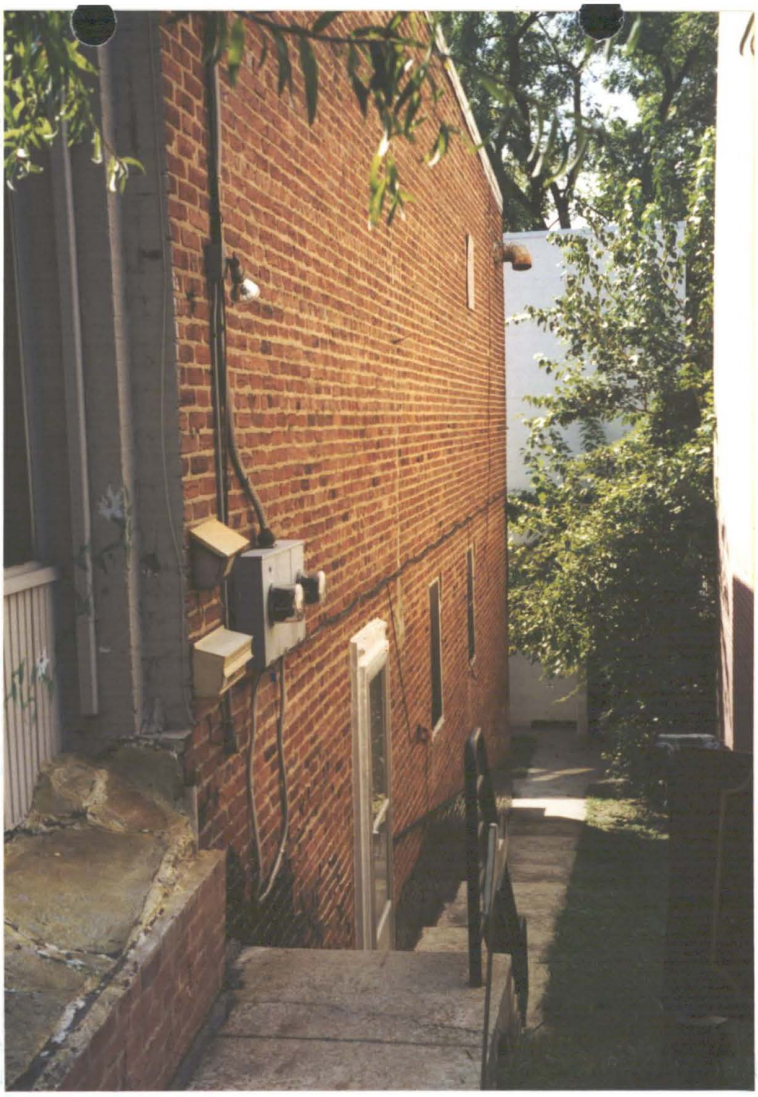




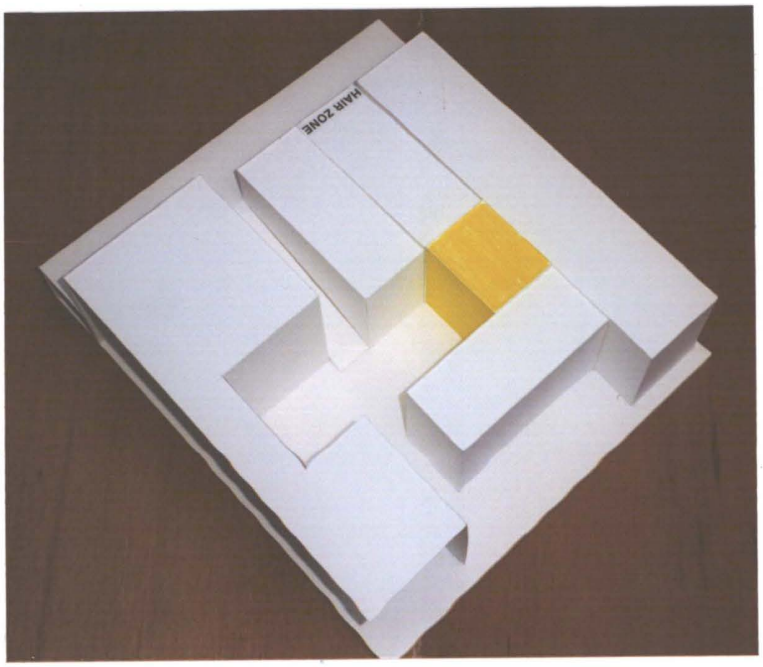
VIEW OF ADJOINING REAR FACADE (Upper)



VIEW OF ADJOINING REAR FACADE (Lower)



VIEW OF PUBLIC ACCESS TO REAR



MASSING MODEL