Patricia Harris and Sandor Slager
3621 Jocelyn Street, N.W.
Washington, D.C. 20015

August 27, 2001

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
2001 AUG 29 P 3:57

District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W. Suite 210-S
Washington, D.C. 20001

Re: BZA Case No. 16751 – 3621 Jocelyn Street, N.W.

Dear Members of the Board of Zoning Adjustment:

The purpose of this letter is to supplement our application for a Special Exception for an addition to our residence at 3621 Jocelyn Street, N.W.

The Special Exception application was filed on May 30, 2001 for an addition to our single family house located in the R-2 Zone, pursuant to Zoning Regulation Section 223.1.

Background

Our house is located on the north side of Jocelyn Street, east of Chevy Chase Parkway and west of Nevada Avenue. Our house is surrounded by other single family residences. We purchased our home more than two years ago with the intention of remaining in the District and raising our family here.

It is our desire to construct a one-story addition measuring 16 feet, 8 inches by 15 feet 8 inches to a portion of the rear of the house in order to expand our kitchen slightly and add a family room to the back of the house. The plans also provide for a deck to be constructed off of the family room addition. The proposal meets all of the zoning requirements of the R-2 Zone, except the 20-foot rear yard setback requirement. The proposed addition and the deck would project into the rear yard setback 9 feet, leaving a remaining rear yard of 11 feet.

Contacts with Neighbors

Prior to filing the application, we met with each of our adjacent neighbors, as well as those neighbors who may be able to see the addition, in order that they could review the plans. All of the neighbors indicated that they did not have any

BZA
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EXHIBIT NO.18

issue with the proposed plans. We then filed the plans with the BZA and contacted the ANC in order to meet with them. The ANC suggested that we obtain the signature of all of the immediate adjacent neighbors prior to meeting them, which we did. These signatures and a plan that indicates the location of each neighbor in relation to our property are attached as Attachment A. In addition, our neighbor located immediately behind us at 3620 Kanawha Street, who would be most affected by the addition, submitted a letter of support to the ANC, which is attached as Attachment B. The ANC considered our proposal at its meeting on July 9, 2001 and voted unanimously to approve our proposal at its July 23, 2001 meeting (there was not a quorum at the first meeting).

Special Exception Criteria

We have reviewed the criteria of Section 223 that permits a special exception for additions to one-family homes in certain situations and believe we satisfy these criteria, as discussed below.

223.1 The addition shall 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 shall not be unduly affected;

The proposed addition is modest in scale and limited to one story, therefore ensuring that it will not unduly affect the light and air of our neighbors' properties. Importantly, even with the addition, the lot occupancy of the property will be only 32.28 percent (37.45 percent including the deck), which is below the maximum permitted lot occupancy of 40 percent. Even with the addition, our house will still provide a greater rear yard than many other houses in the neighborhood. The addition will closely follow the existing western wall of the house; therefore the western side yard will continue to be 7 feet (five feet is permitted for residences constructed prior to 1958) and the addition will have no impact on the eastern side yard.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The proposed addition will not compromise the privacy of our neighbors. As indicated by the signatures of support, application for the special exception relief was made only after consultation with all of our adjacent neighbors, who have indicated their support for the project. In addition, our neighbor to the east at 3617 Jocelyn, will

probably enjoy more privacy as a result of the addition. He, like us, spends a fair amount of time on his front porch, which is in close proximity to our front porch. The addition with the deck provides us with an alternative porch area.

Unlike any other property along the south side of Jocelyn in our block, our garage is accessed from the front of the house and not through the alley. Whereas all of the other homes have a driveway in their backyard, ours does not, and therefore we have a greater amount of useable backyard space. This contributes to ensuring that the addition will not adversely affect our neighbors use and enjoyment of their property.

(c) The addition, together with the original building, as viewed from the street, alley and other public way, shall not substantially intrude upon the character, scale and pattern of houses along the street frontage;

As indicated by the photos that were submitted as part of the application package, the proposed addition will be barely visible, if at all, from the street. The one neighbor from the south side of Jocelyn Street that could possibly view the addition has indicated their support on Attachment A. The view of the addition from the alley will be similar to many other houses in the neighborhood that have an addition. Most importantly, our neighbors located immediately behind us at 3620 Kanawha Street, who would be most impacted by the addition, obtained BZA relief several years ago in order to construct a similar one-story addition to the back of their house (these are the neighbors who submitted the letter of support attached as Attachment B). A walk through the alley immediately behind our house and the alley located on the block of Jocelyn Street immediately to the south of our property, reveals several houses that are closer to the rear property line than what we are proposing.

(d) In demonstrating compliance with paragraphs (a)(b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and view from public ways.

We have submitted plans and photos with our original application to help demonstrate that we meet the necessary criteria for the special exception.

We trust that this information and the support of our neighbors and the ANC's recommendation of support provides you with the necessary assurance that no additional special treatment will be necessary to ensure that the addition is compatible with the surrounding properties.

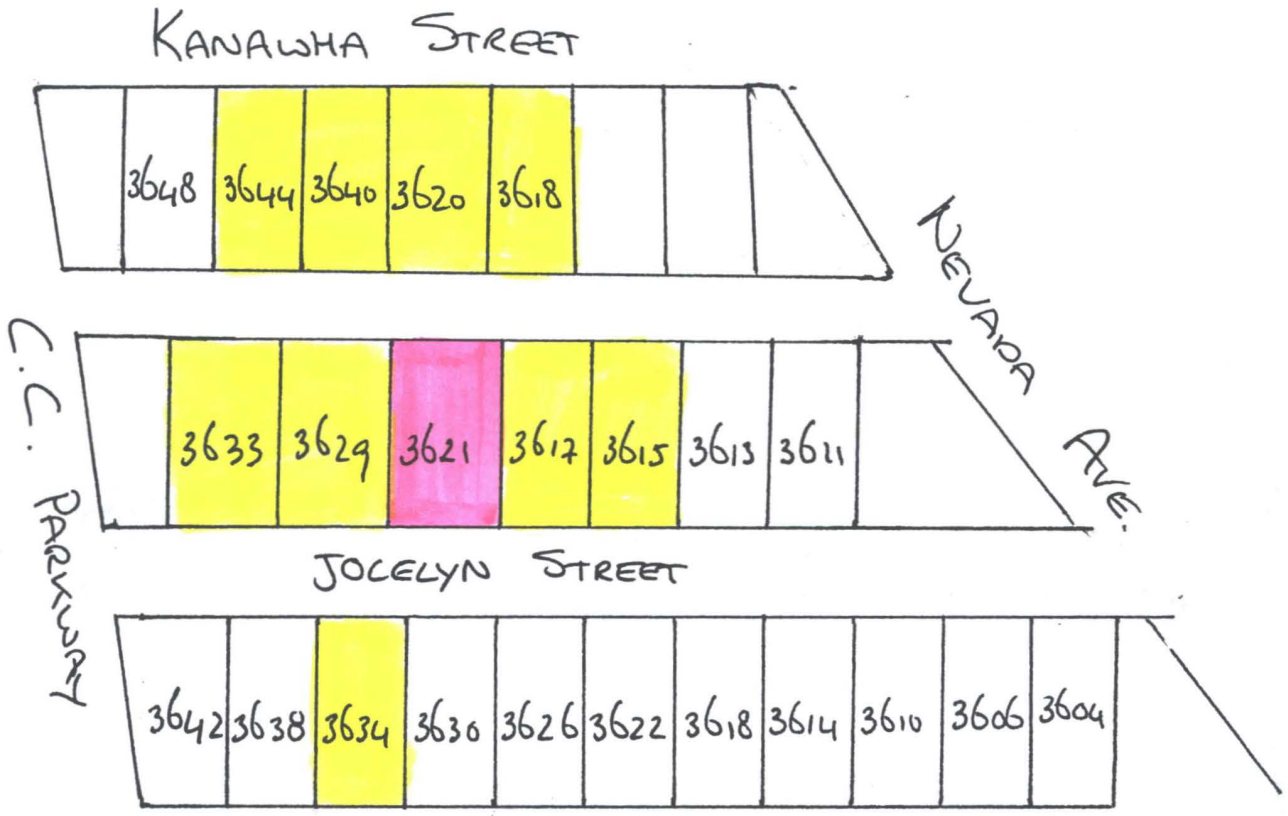
We look forward to appearing before you on September 20, 2001.

Sincerely,



Patricia A. Harris

ATTACHMENT A.
continued



ATTACHMENT A

Signature in Support
of Addition to
3621 Jocelyn Street, N.W.

As an adjacent neighbor of 3621 Jocelyn Street, I have reviewed the attached proposed plans for a rear addition to the house and am fully supportive of the plan.

Name	Address	Signature
Richard & Patricia Kaplan	3617 Jocelyn St. NW, DC	
[illegible] (Boggess)	3644 Kanawha St NW DC	
[illegible]	3640 Kanawha St. NW DC	
LARRY MATLACK	3629 Jocelyn St. N.W. DC.	
Ken Hand	3634 Jocelyn St NW DC	
[illegible]	3634 Jocelyn St NW DC	
Robin Schwartz	3615 Jocelyn St N.W.	
Jill Blickstein	3614 Kanawha St NW	
John Boggess	3633 Jocelyn St NW	
Jeff Schrager	3633 Jocelyn St NW	
Kevin Mulvihill	3620 Kanawha St NW	
[illegible]	3620 Kanawha St NW	

ATTACHMENT B

3620 Kanawha St. NW
Washington, DC 20015
July 8, 2001

Acting Chair
ANC 3G
Washington, DC

Re: Variance Application – 3621 Jocelyn St NW

To the Members of ANC 3G:

We are pleased to write in support of the application of Sandor Slager and Pat Harris for a variance to build an addition on the rear of their house at the above address. For over 21 years, we have lived in this neighborhood. For the last 18 years, we have lived at 3620 Kanawha Street, which is just across the alley from Sandor and Pat's house.

Sandor and Pat are assets to our community. After seeing the plans for their addition, we enthusiastically support their application for this variance without reservation. In the years that we have owned our house, we have seen three (3) owners come and go at 3621 Jocelyn. We are pleased that Pat and Sandor are working hard and investing in their house with an eye toward staying for the long term. Their plan for the addition and for their yard will also enhance our view from our side of the alley. In addition, they are good friends and neighbors who deserve a favorable outcome to their application. Our Chevy Chase neighborhood will benefit from the improvements to the structure of their beautiful house.

We urge ANC 3G to support the prompt approval of the variance application of Sandor Slager and Pat Harris. Please contact us for any further information or assistance with your consideration of their petition for support.

Sincerely,

Kevin Mulshine
202-363-6893

Laura A. Kumin

cc: Leslie Kowalski
Sandor Slager and Pat Harris