HORSEY AND THORPE, ARCHITECTS

September 18, 2001

Ms. Sherry Pruitt, Secretary
Board of Zoning Adjustment
441 4th Street, NW - Suite 210
Washington, DC 20001

Re: 3207 Cathedral Avenue, NW - Application for a Special Exception for relief from side yard requirements for proposed addition to existing single family dwelling and for a Special Exception for relief from side yard requirements for proposed two story accessory building.

Dear Ms. Pruitt:

On behalf of Sylvia and Christopher Addison, we are applying for a Special Exception for relief from side yard requirements for a proposed addition to an existing single family dwelling and from side yard requirements for proposed two story accessory building.

The proposed one story addition to the single family dwelling is intended to enlarge the existing dining room. The proposed addition which measures 4'-10" x 17'-7" would reduces the side yard along the length of the addition from the existing 9'-2" to 4'-2". The adjacent neighbor to the west has heavy landscape screening on the property line which will obscure this addition from their property.

The proposed two story accessory building which measures 21'-4" x 26'-0" will replace the existing one story garage which measures 19'-8" x 22'-7". The existing garage is centered on the existing pool and for architectural design consistency the proposed garage is also centered on the existing pool reducing the existing 5'-9" side yard to 4'-8".

We believe that the proposed designs satisfy the criteria required for a Special Exception and that neither case results in any impact on adjacent neighbors. We will be reviewing the proposed design with abutting neighbors prior to the meeting.

We look forward to reviewing this proposal with the Board at the scheduled hearing. Please call with any questions. Thank you for your consideration.

Sincerely yours,

Outerbridge Horsey

Outerbridge Horsey, AIA

BZA
Case No. 16794
Exhibit No. 3

1228½ 31ST STREET, NW WASHINGTON DC 20007 TEL 202-337-4826 FAX 202-337-0658

Board of Zoning Adjustment
District of Columbia
CASE NO.16794
EXHIBIT NO.3