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March 26, 2002

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D.C. OFFICE OF ZONING
2002 MAR 26 PM 4:48

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

Re: BZA Case No. 16810, Lori Trautwine, 1324 27th Street, N.W.

Dear Mr. Griffis:

At the hearing on February 12, 2002, the Board requested that we resubmit the plans for our proposed addition at 1324 27th Street, N.W. Since February 12, we have carried on a brisk exchange of letters and discussions aimed at finding common ground with the neighbors. Regrettably, these negotiations have not yet proved successful.

You will note that the new proposal as shown on the attached plans is a further attempt to compromise between the minimal needs of Ms. Trautwine and the concerns expressed by Dr. Joiner and Mr. Giese.

Setback: The entire addition will be set back two feet from the North property line. Previously there was a three foot full-width portion. With the loss of the basement, this will result in a dramatic loss of interior space. OGB Staff has reacted positively to the change from a three foot to a two foot setback since it will assure that no below-grade stairway will be introduced in the future.

Length: The overall length of the addition will be reduced from 12 feet to 10 feet 3 inches.

BZA
Case No. 16810
Exhibit No. 67

Board of Zoning Adjustment
District of Columbia
CASE NO.16810
EXHIBIT NO.67

Basement: Eliminated are the basement and the deep excavation which the neighbors found so problematical. Excavation will only be for footings. That will be 30 to 36 inches.

Exterior stairway: There will be no exterior below-grade stairway.

Windows: There will be no windows on the North side.

Fence: To the extent necessary, the base of the rear patio wall will be rebuilt or reinforced.

Survey: A survey by a qualified surveyor, licensed or accepted by the Surveyor of the District of Columbia, will be performed. The construction will be wholly within Ms. Trautwine's property lines.

Construction : Except in emergencies: outside construction will be confined to 7:00 a.m. to 5:00 p.m. on weekdays; 10 a.m. to 4 p.m. on Saturdays. In addition, neighbors will be given a number they can call to report problems.

Trash: Trash and excavation debris will be removed from the rear yard through the front of the house.

We commend this proposal to the Board and will be happy to answer any questions.

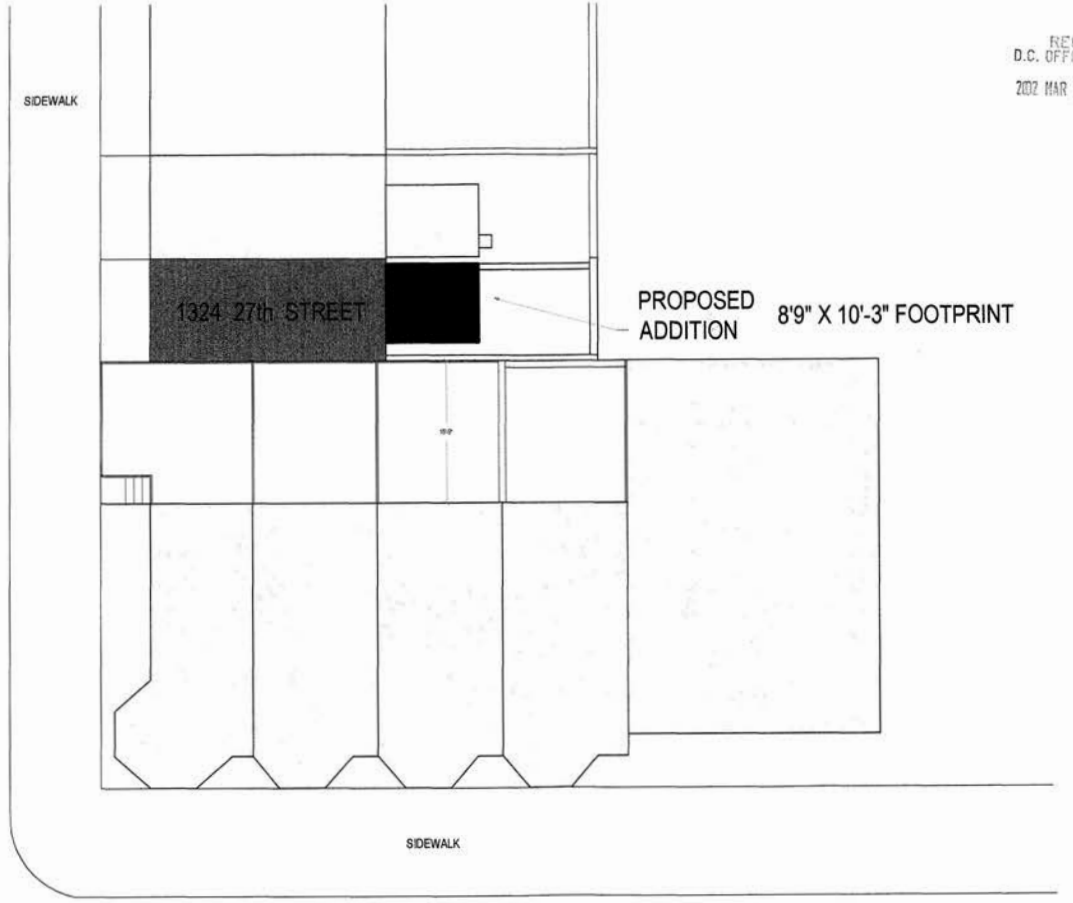
Yours very truly,

Stephen N. Gell

Stephen N. Gell

Enclosure: Plans

cc: Lori Trautwine
Peter Pulsifer, ANC 2E
Tom Burch, ANC 2E
Vernon Johnson, Esq.
Robert Giese, Esq.



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BZA
Case No. 16810
Exhibit No. ____

#67 (attachment)

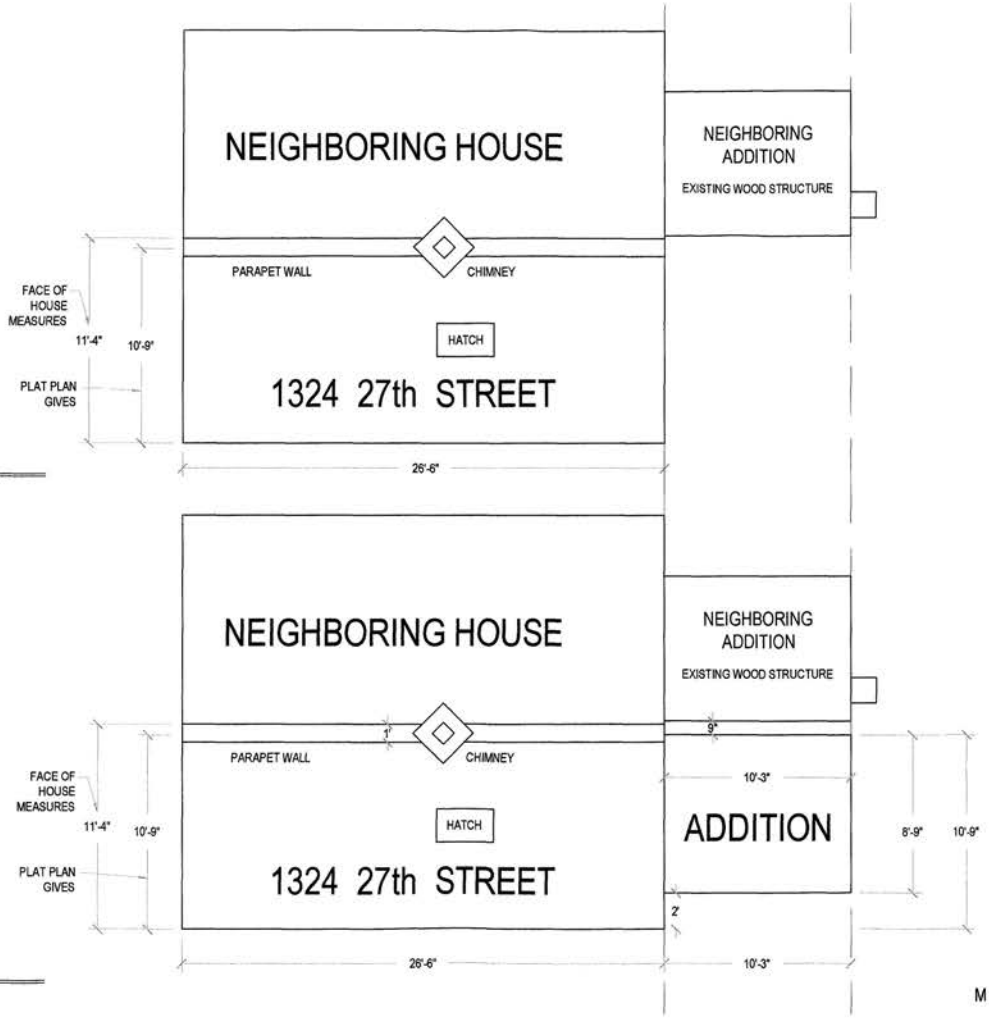
1 SITE PLAN
SCALE: 3/32" = 1'-0"

CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC
1427 27th STREET, WASHINGTON D.C. 20007 tel (202) 333-2736 fax (202) 333-0271

TRAUTWINE House
1324 27th Street N.W. Washington, DC 20007

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1 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"

2 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

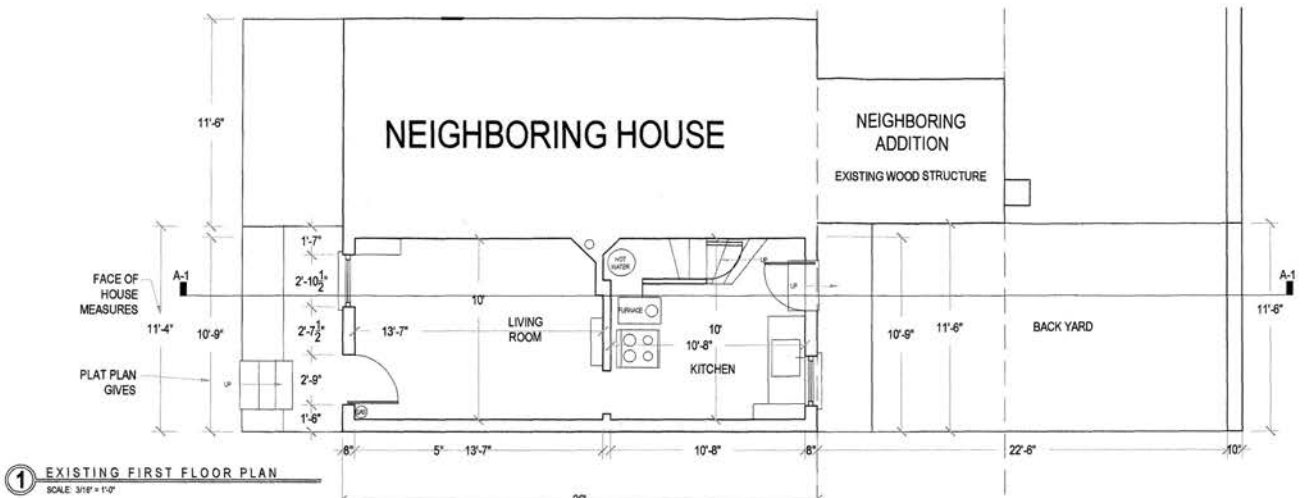
CHRISTIAN ZAPATKA ARCHITECTURAL DESIGN LLC
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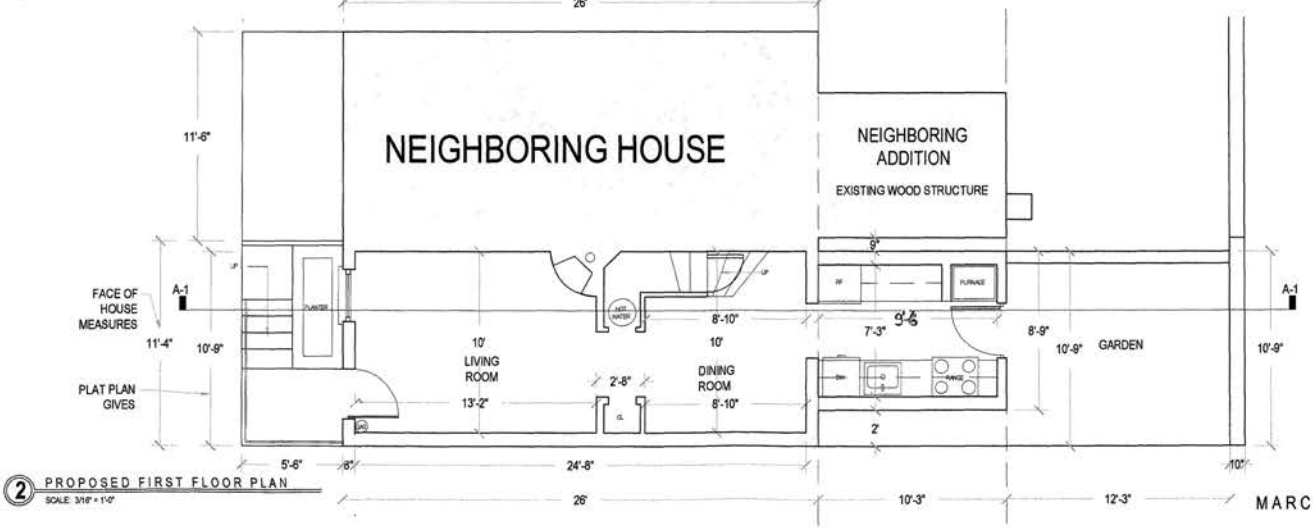
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MARCH 26, 2002

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1 EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

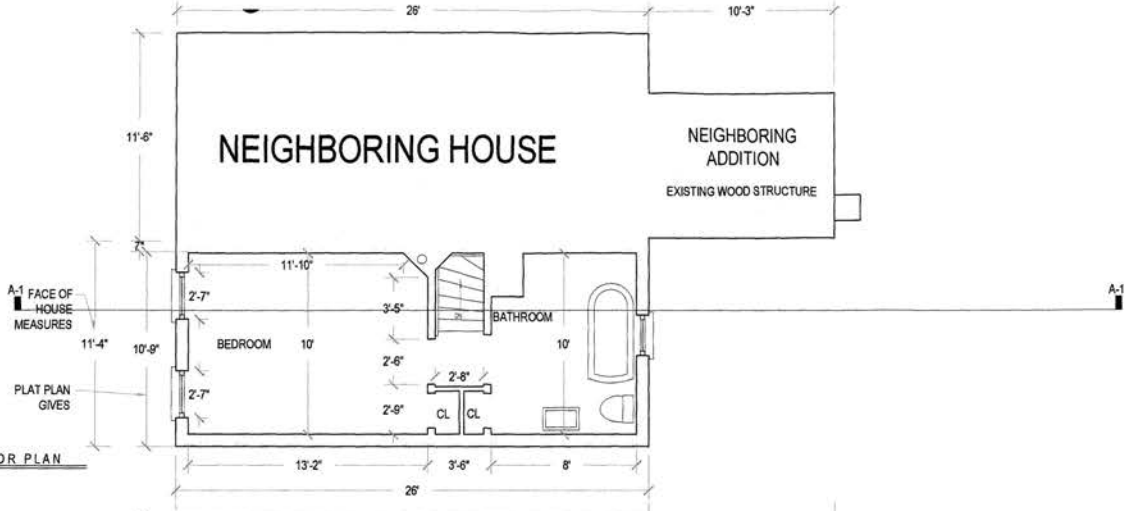


2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

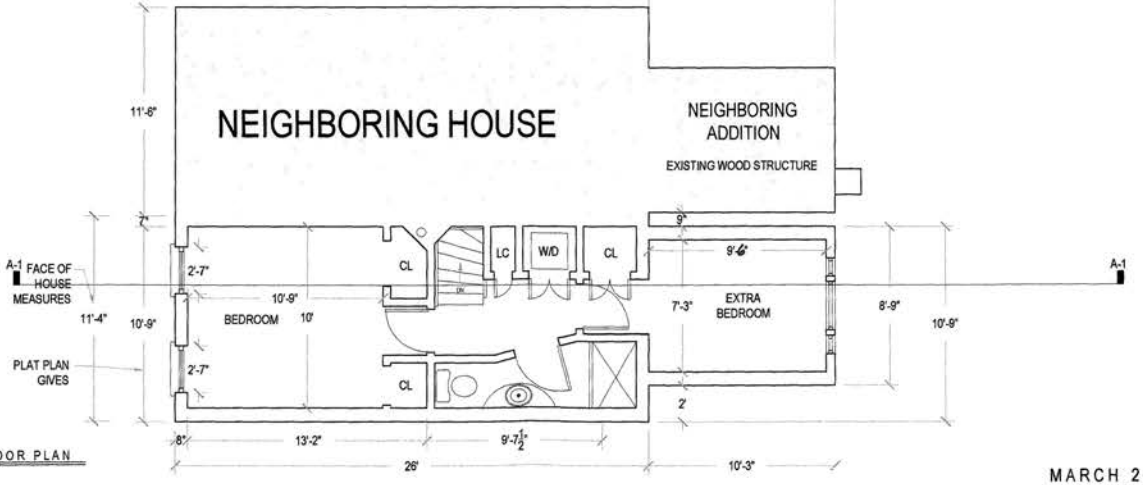
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1 EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



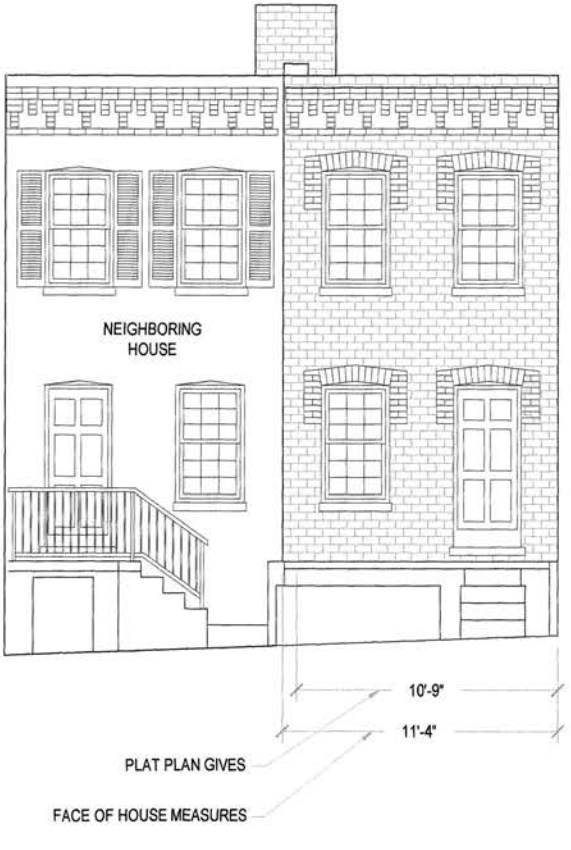
2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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1427 21th STREET, WASHINGTON D.C. 20007 M:(202) 285-2276 fax (202) 333-5372

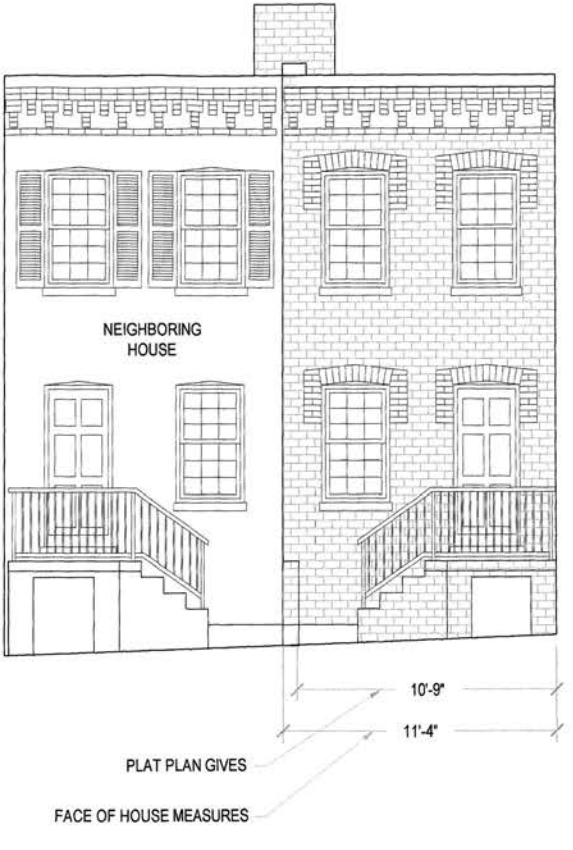
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MARCH 26, 2002

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1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

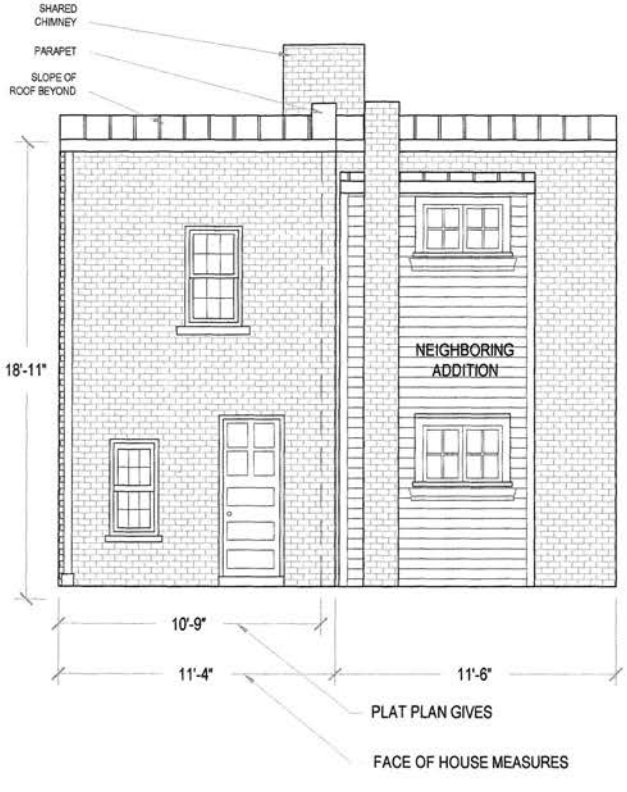


2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

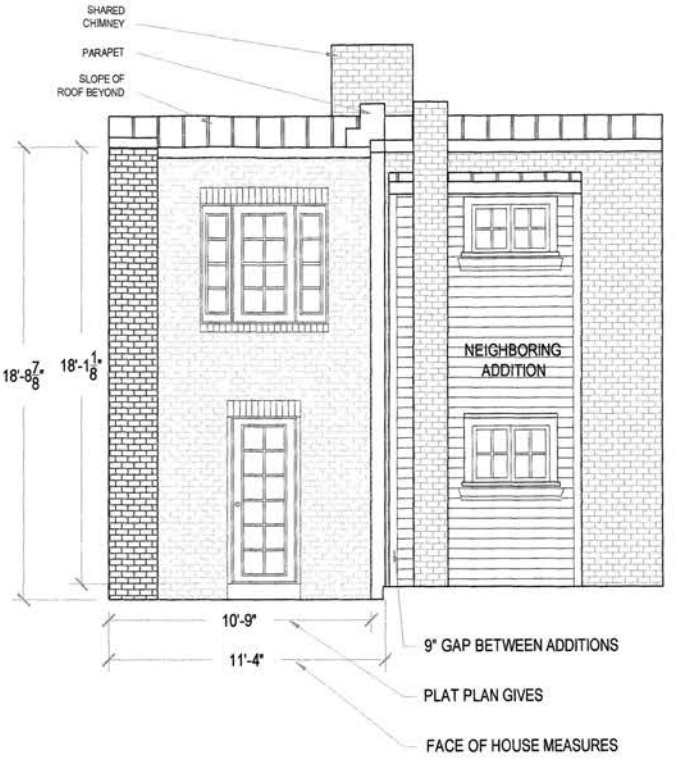
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1 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

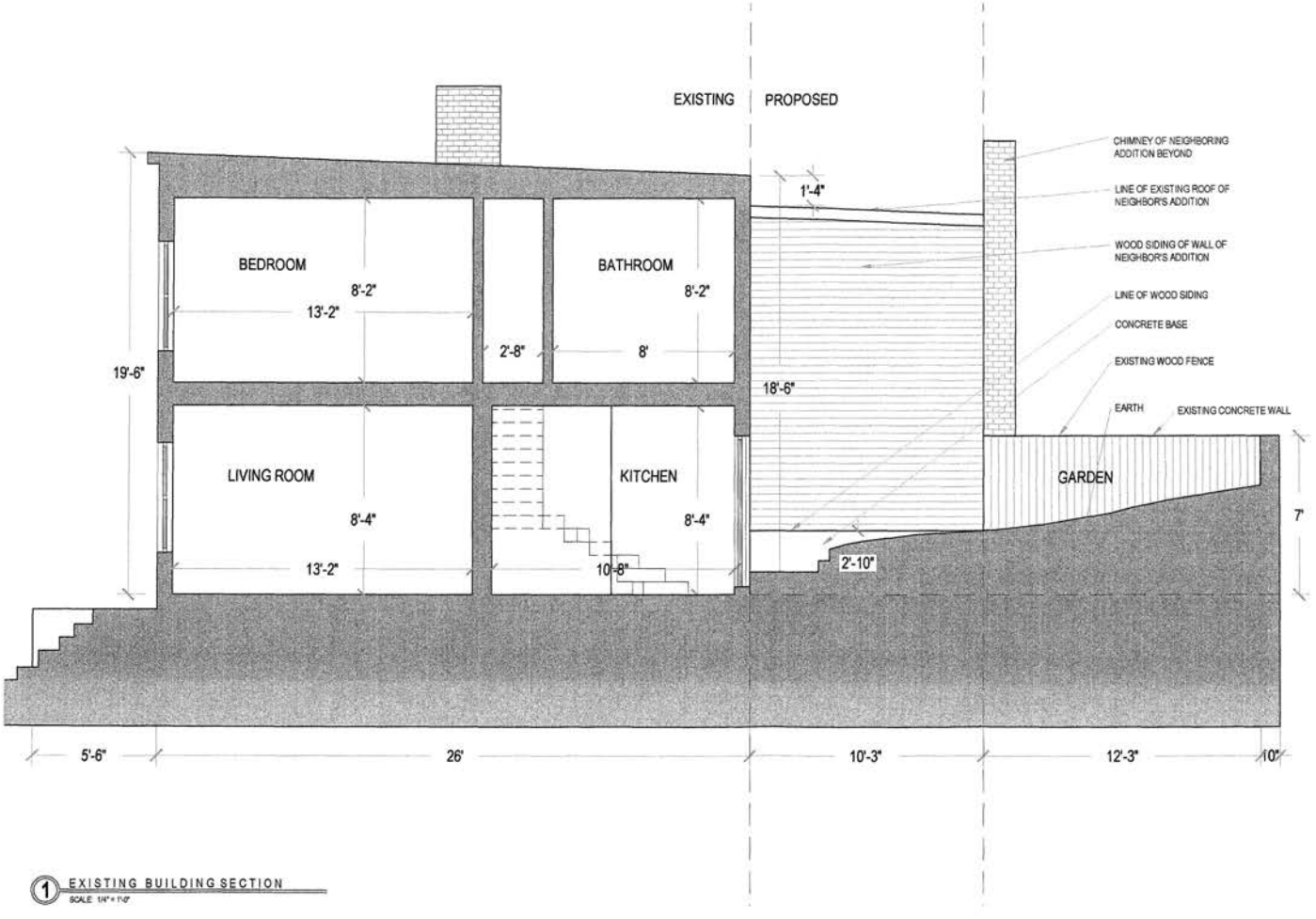


2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

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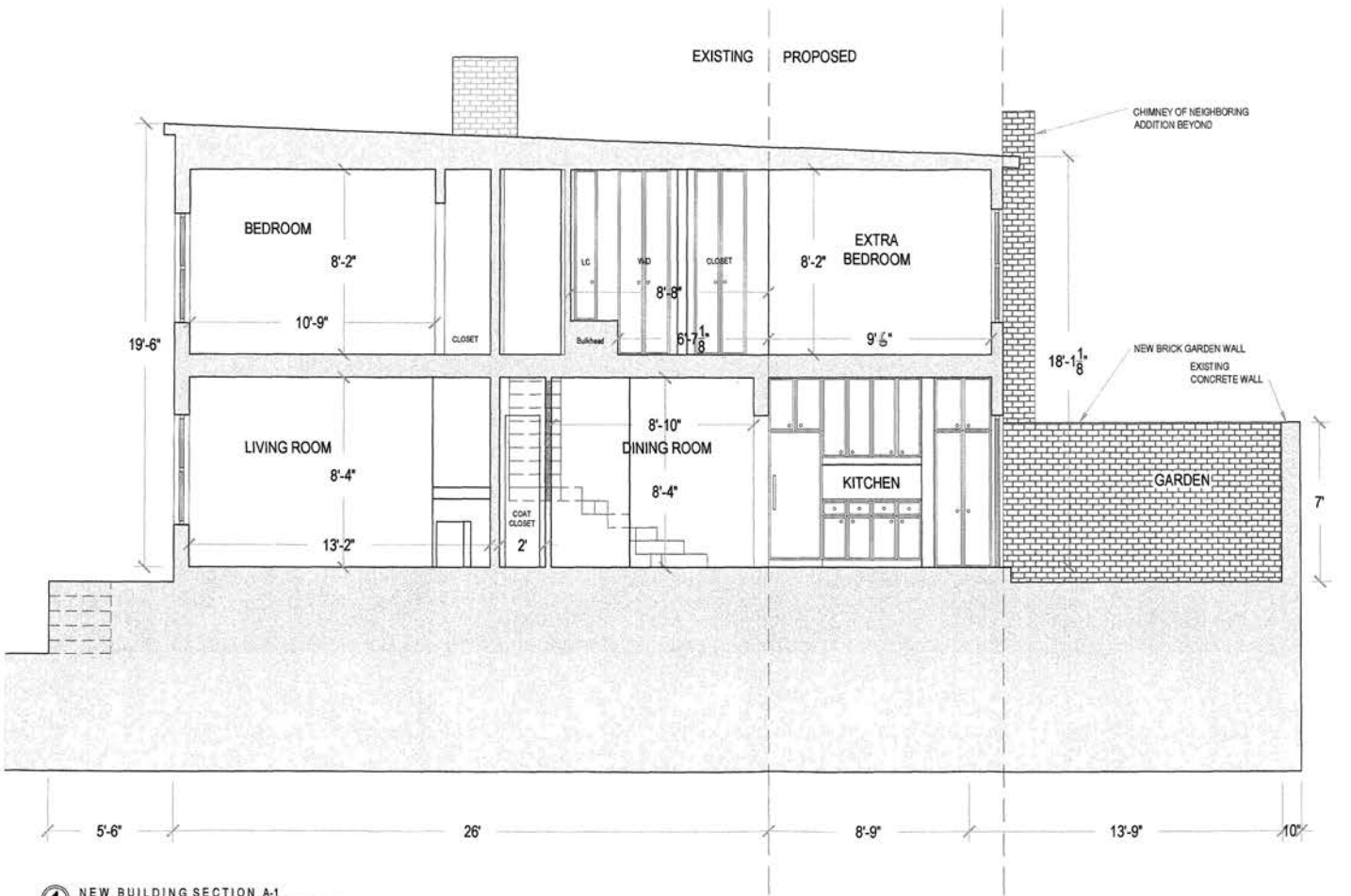


1 EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"

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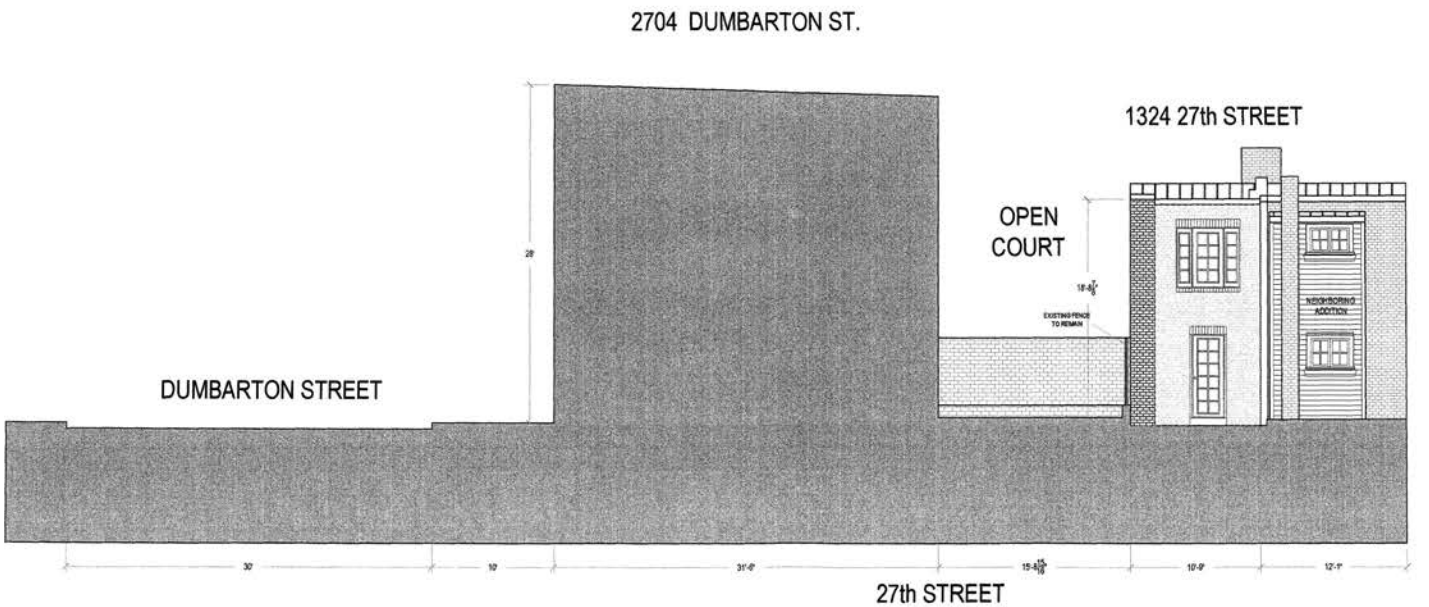


1 NEW BUILDING SECTION A-1
SCALE: 1/4" = 1'-0"

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1 PROPOSED SITE SECTION
SCALE: 1/8" = 1'-0"

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