5305 28th St., NW
Washington, DC 2001

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St., NW
Suite 210-S
Washington, DC 20001

Dec. 8, 2001

Dear Members of the Zoning Board of Adjustment,

We are writing to you today regarding BZA application #16812, a request for a special exception that would allow us to extend a portion of our house beyond the 25-foot rear yard setback.

We hope that you will find the facts of this case sufficiently compelling to award your stamp of approval.

We live at 5305 28th St., NW, in a house that was built in 1929. At the time we purchased the house -- in 1992 -- the only improvement that had been made by the previous owner was to finish a portion of the basement and to install a gas-burning boiler.

During the years of our ownership, however, we have made major improvements including:

- the installation of two central air conditioning systems
- the replacement of the entire plumbing system (including risers) from galvanized to copper
- a complete revamping of the electrical system
- the replacement of the roof
- the replacement of all gutters with custom-made copper gutters
- the construction of an addition off the master bedroom which created a suite of closets and a bathroom
- the complete replacement of another bathroom
- installation of a whole-house water filtration and softening system

BZA
Case No. 16812
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16812
EXHIBIT NO.20

Clearly, we want to continue living in our wonderful neighborhood and to continue investing in this community.

Now, we would like to renovate the rear portion of our house. Currently, we have a tiny kitchen -- completely unchanged from 1929 -- and a narrow enclosed porch above it. Both rooms are enclosed in an ugly, dilapidated stucco construction typical of many District houses of that time.

As it was built in 1929, the rear of the house already extends three feet over the building setback line. We would like to build another four feet out from where the house currently ends. The rear of our house abuts an alley. Enclosed, please find photos of the rear of the house as it currently exists. (SEE ATTACHMENT #1.)

Currently the rooms are the rear of the house are less than eight feet wide rendering them unfurnishable. A modest addition of four feet will allow us to create an attractive and functional bedroom on the scond floor and allow for a workable kitchen and powder room on the first floor.

We need an additional bedroom to allow a parent to move in with us.

When presented with the plans for the addition and the special exception zoning request, several of our neighbors actually asked us, "What took you so long?" Our neighbors are unanimously in support of our zoning request, and are thrilled that we want to continue upgrading the property.

Attached, please find a petition supporting our request signed by all of our immediate neighbors. (SEE ATTACHMENT #2.) In its meeting of Nov. 26, our ANC also unanimously supported our zoning request.

Again, we hope that the BZA will find in our favor on this matter. Thank you for your time and consideration. We, and our architect, David Neumann of Versaci Neumann and Partners, located in the District, will obviously be happy to supply you with any additional information that you request.

Sincerely,

Carol Grunewald and Jeremy Rifkin

ATTACHMENT #1

GRUNEWALD & RIFKIN
BZA APPLICATION # 16812





The rear of our house.

ATTACHMENT #1

GRUNEWALD + RITKIN
BZA APPLICATION # 16812



The stucco rear portion of our house as seen by our only next-door neighbor (# 5315 28th St.).

The rest of the house is fronted by:

* 28th St., NW
* Jenifer St., NW, and
* an alley

ATTACHMENT #2

ORIGINAL

We, the undersigned, immediate neighbors of Jeremy Rifkin and Carol Grunewald, who reside at 5305 28th St., NW, have seen their architectural plans and have no objection to their request to reduce their rear yard requirement to 18 feet:

Signature	Printed name	Address	Date
	Glen S. Howard	2746 Jenifer St, NW	11/17/01
	Eric P. Weber	2711 Jenifer NW	11/17/01
	Michael Grogan	2711 Jenifer NW	11/17/01
	Taylor, Kerrelle T. Herbert J. Taylor	2760 Jenifer St NW	11/17/01
	Samantha Cohan	5305 28th St, NW	11/17/01
	W. Randolph Young	2715 Jenifer St, NW	11/17/01
	Mary Elizabeth Sheridan	"	"
	Jennifer Closser	5300 28th St, NW	11/17/01
	Arleigh Closser	"	11/17/01
	Anne T. Sloan	2742, Jenifer St.	11/17/01
	Miner J. Sloan	2742, Jenifer St.	11/17/01
	Jay Greenspan	5308 28th St	11/18/01
	Herman Liang	5312, 28th St	11/25/01
	Helen Hays	5312-28th St.	11/25/01