February 22, 2002

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Mr. Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 4th Street NW
Washington, DC

Re: **APPLICATION OF THEODORE J. PICCONE FOR SPECIAL EXCEPTION TO CONSTRUCT GARAGE/DECK AT 3615 DAVIS STREET NW, NO. 16816**

Dear Mr. Griffis:

My application for a special exception to construct a garage/deck on my property at 3615 Davis Street NW was considered by the Board of Zoning Adjustment on January 15. At that time, after a thorough consideration of all the pertinent issues, the Board requested that I submit additional information to clarify a few specific details of the project, and tentatively set the application for decision on March 5. In particular, the Board asked that I submit revised elevation plans that would correct certain technical errors in the original plans and that would further illustrate landscape plantings in connection with the fence design.

Since the hearing, I have been interviewing new architects who could prepare an improved set of drawings for the Board's consideration, as well as detailed construction and permit drawings. While I am close to reaching a final decision, the process has taken longer than I anticipated. In the interim, I have prepared a narrative description of the current and proposed landscape plantings and fence design (see attached).

I believe that, given the extensive record in this case from the January 15 hearing, as well as photographs of the property, the detailed Office of Planning report and additional materials attached to this letter, the Board has sufficient information to make a determination in favor of the application on March 5. However, if the Board feels that it does not have sufficient information on which to make a decision, I request an extension of time of one month to submit the amended elevation plans.

I would also like to call the Board's attention to two other developments. Robert Copeland, the one neighbor who submitted a letter raising concerns about the project, has agreed to withdraw any objection to the application. A copy of the letter is attached. Second, as of February 21, the NCPC had not yet submitted a report to the Board regarding its view on the matter. At the January 15 hearing, the NCPC representative indicated that the matter would be taken up for decision at its meeting of February 7. As discussed at the hearing, given the project's location a couple blocks away and its low height, it should have no impact whatsoever on the Naval Observatory grounds.

BZA
Case No. 16816
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16816
EXHIBIT NO.29

I thank you again for your patience and consideration of this request and look forward to appearing before the Board on March 5 to address any unresolved matters.

Sincerely,

Ted Piccone
Homeowner
3615 Davis Street NW

Attachments: Narrative Description of Landscape and Fence Design
Letter from Mr. Copeland

NARRATIVE DESCRIPTION OF LANDSCAPE AND FENCE DESIGN
3615 DAVIS STREET NW

Existing Plants and Trees

Along Davis Street frontage, in front of that part of the property where the below-grade garage and deck would be constructed, in tree box between street and sidewalk, two maple trees are growing. One is approximately 5-7 years old, the other is about 10-15 years old. As they grow, they will create a tall privacy screen for neighbors across the street.

On the slope between the sidewalk and the front yard, there are three photinia shrubs (planted last fall), two Spirea bushes (planted last spring), a 4-foot peppertree bush, a 5-foot holly, and a 6-foot perincathus (evergreen).

At the top of the slope of the side yard, there is a large mature tulip magnolia tree. In addition, at the right hand side of the top of the slope along the alley, there is a very tall evergreen cedar tree (as tall as the three story house). Behind that, also along the alley, is another very tall cedar tree, followed by a smaller cedar tree.

Also along the alley, on top of the five-foot retaining wall and in between the three cedar trees mentioned above, there are five aucuba shrubs (evergreen), each one approximately 5-6 feet tall. Ivy covers the retaining wall along the alley.

Proposed Plantings and Fence Design

ALL OF THE EXISTING PLANTINGS DESCRIBED ABOVE WILL REMAIN AFTER THE PROJECT IS FINISHED. Some of the shrubs on the slope will be rearranged to make room for a row of new large evergreen shrubs (photinia, holly or some other appropriate evergreen bush) at the top of the slope. Behind these shrubs will be a 3-4 foot tall wooden fence that will run along the top of the slope facing Davis Street, then wrap around on top of the retaining wall along the alley. The fencing around that part of the deck bordering the alley and the adjoining neighbor's property will be 6-7 feet tall and will serve as a privacy screen for neighbors and alley traffic.

January 29, 2002

To Whom It May Concern:

After discussing the matter with Mr. Piccone about his proposed plan to build a revised parking and deck area in his side yard, with an appropriate privacy fence to protect his next door neighbor, we hereby withdraw any and all objections we expressed to this project.

Alta and Robert E. Copeland

3624 Davis St. NW
Washington, DC 20007