M U S E A R C H I T E C T S

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D.C. OFFICE OF ZONING
2002 JUN 28 PM 3:10

18 June 2002

Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: NOVITCH RESIDENCE SPECIAL EXCEPTION
3558 Albemarle Street, NW
Washington, DC 20008

Statement of existing and intended use:

The existing two story stucco single dwelling is set back 2.46'at the narrowest point from the West side property line. There is a very large(64" diameter) tulip poplar tree 6'-0" away from the existing rear of the house. Presently there is a wood deck at the first floor level that has direct access from Albemarle Street to the rear yard.

The proposed dining room addition would be 3.46'minimum away from the side property line and in alignment with the present dining room wall. In order to save the existing tree, the proposed addition can not be shifted to East.

A new enlarged deck would be worked around the tree and keep the existing direct access from Albemarle Street to the rear yard. This is a continuation of the existing condition.

Statement explaining items identified in the Zoning Regulation for special exception sought per section 223.2:

The light and air available to neighboring properties is not unduly affected due to the minimal rear addition proposed beyond the existing residence. The new addition does not increase the height of the existing residence.

The privacy of use and enjoyment of neighboring properties is not duly affected due to the minimal addition proposed and the majority of the rear yard will remain as green space.

The proposed minimal rear addition is 116'-7" from rear property line and will not be intrusive to the neighborhood.

BZA
Case No. 16925
Exhibit No. 6

5630 Connecticut Avenue NW Washington DC 20015 202.966.6266 FAX 202.966.9666

Board of Zoning Adjustment
District of Columbia
CASE NO.16925
EXHIBIT NO.6