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ADMITTED IN NEW YORK
AND NEW JERSEY ONLY

January 14, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 14 PM 4:51

BY HAND DELIVERY

Mr. Geoffrey H. Griffis
Chairperson
Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210
Washington, DC 20001

Re: Submission of Documents Requested by the Board in Case No. 16962 (2304 1st Street, N.W.; Square 3125, Lot 75)

Dear Chairperson Griffis:

Enclosed for the record are an original and twenty copies of documents requested by the Board at the conclusion of the January 7, 2003 hearing on the above-captioned matter. These documents consist of the following.

1. Photographs showing the rear of the Applicant's property (2304 1st First Street, N.W.), the abutting properties owned by the Shafers (2306 1st Street, N.W.) and the Crawfords (2302 1 Street, N.W.), the alley, and the east side of 115 Adams Street, N.W. which lies across the alley and faces the rear the Applicant's property.

2. Architectural drawings of the following:

(i) Site Plan showing that the proposed addition will not be constructed on the existing 12" party wall. The Site Plan also indicates the relative height and depth of the replacement garage and proposed kitchen vis-a-vis the heights and depths of the structures on the abutting properties. Please note that the property lies directly on an east-west axis and therefore the proposed addition will have minimal impact on light and air. Please also note that the 12 feet and seven inch wide alley also provides significant light and air. Finally, please note that the rear wall of the structure across the alley (at 115 Adams Street, N.W.) ends almost in line with the Shafers' south property line, thus ensuring substantial light and air to the rear of the Shafers' property, including the afternoon sunlight.

(ii) West Elevation showing the rear view of the subject and abutting properties.

(iii) South Elevation showing the side view of the proposed addition and a shaded area of the Shafers' patio and trellis beyond.

BZA Case No. 16962 Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.16962
EXHIBIT NO.37

(iv) North Elevation showing the side view of the proposed addition and a shaded area of the Shafers' patio and trellis in front.

3. A copy of the Baist atlas showing the lot widths of properties in the immediate neighborhood. Applicant submits that the lot width is similar to some of the other lots on the 2300 block of 1st Street, N.W. Applicant contends that Lot 75 is unique in that its width at 17.65 feet is less than the required lot width of 18 feet and its lot area of 1,632 square feet is less than the required lot size of 1,800 square feet. In addition, the property is also unique by virtue of its court which cannot be filed in by an addition, thus forcing an increase into the rear yard.

4. Photographs of properties in the immediate neighborhood with rear additions.

Sincerely,



Lyle M. Blanchard

Enclosures

cc: All Copies by First Class Mail
Mr. and Mrs. Aislee Smith (w/encls.)
Shawn Glerum, AIA (w/out encls.)
Robert Berkebile, Esq. (w/encls.)
John Patrick Brown, Jr., Esq. (w/out encls.)
Office of Planning (w/encls.)
ANC 5C (w/encls.)

198159



Alley (Facing South) A.M.



Alley (Facing North) A.M.

Alley (Facing South) P.M.



West Side of 115 Adams Street, NW







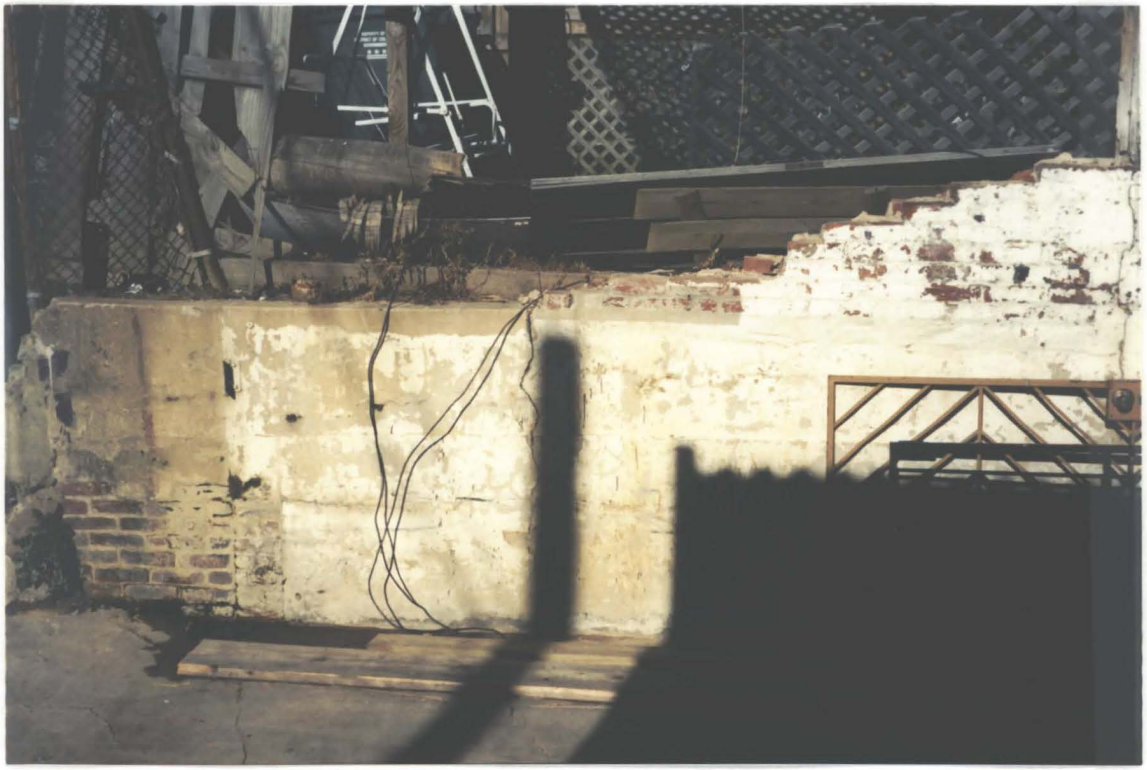
Rear of 2304 and 2302 First Street, NW





2306 1st Street, NW
(Facing North)





2306 1st Street, NW
(Facing North)



2306 1st Street, NW
(West Views)

Exhibit Four (4)
Sealed Window Facing Rear Alley
2306 First Street, NW

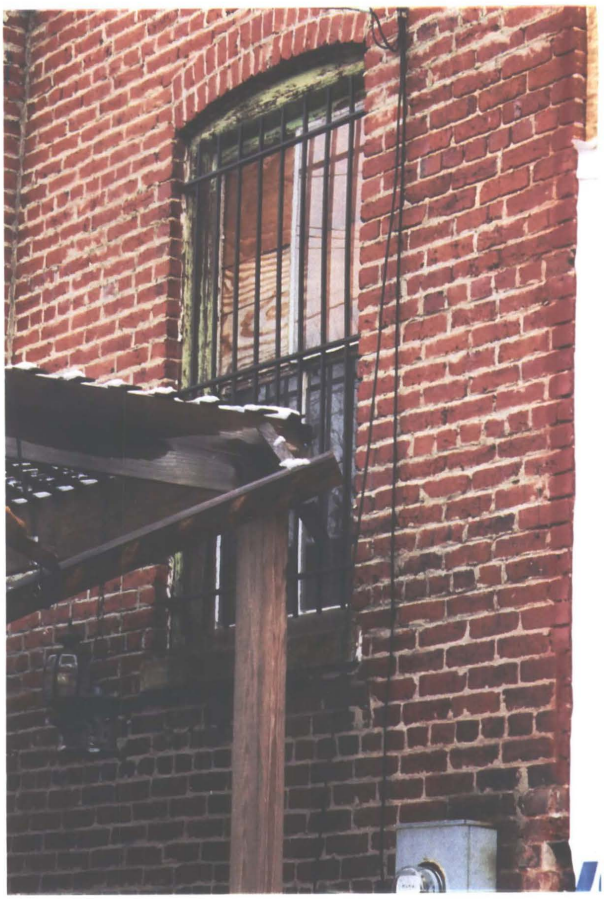
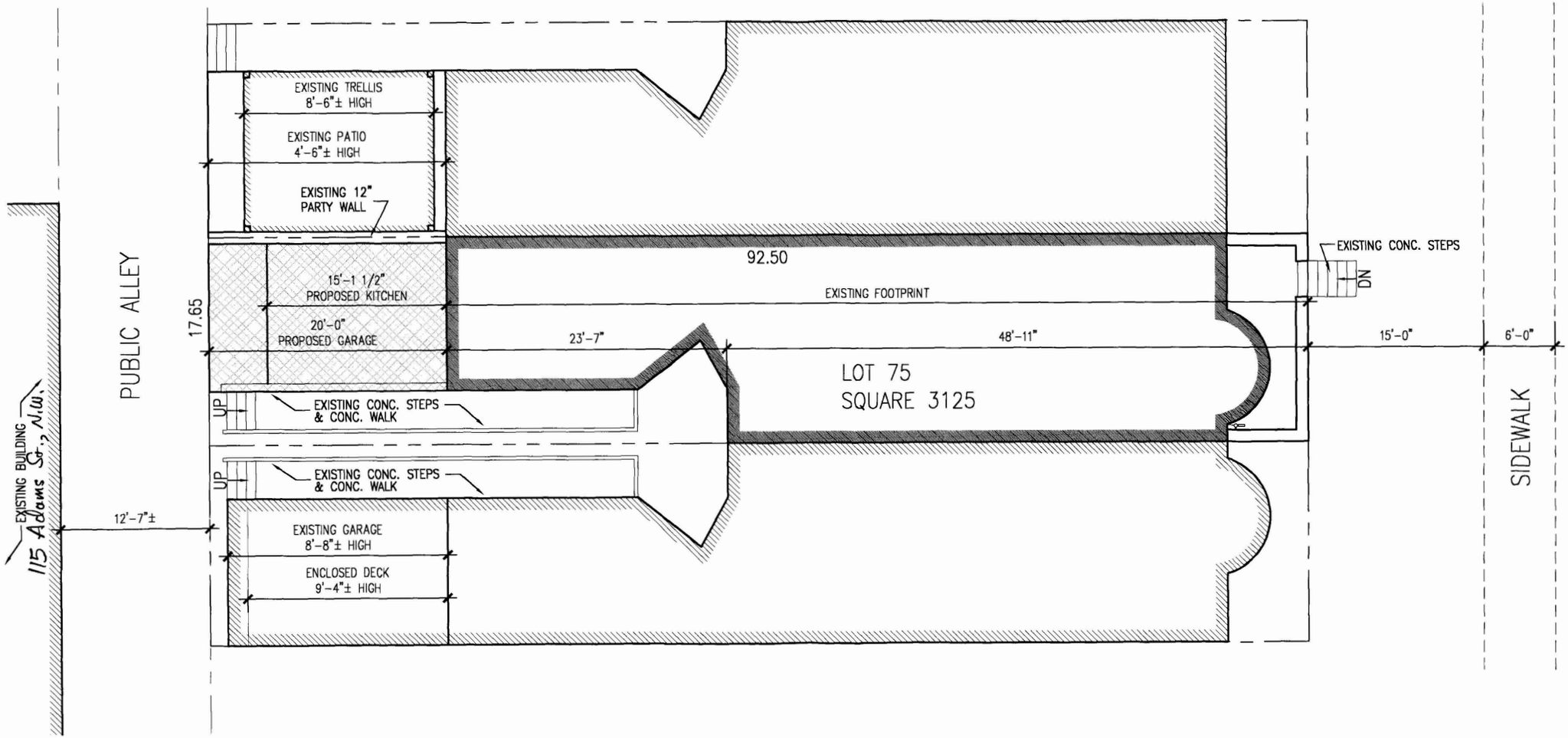


Exhibit Five (5)
Enclosed Deck On Rear Facing Alley
2302 First Street, NW





2304 FIRST STREET, NW

JANUARY 13, 2003
SCALE: 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

N



2304 FIRST STREET, NW

JANUARY 13, 2003
SCALE: 1/4" = 1'-0"

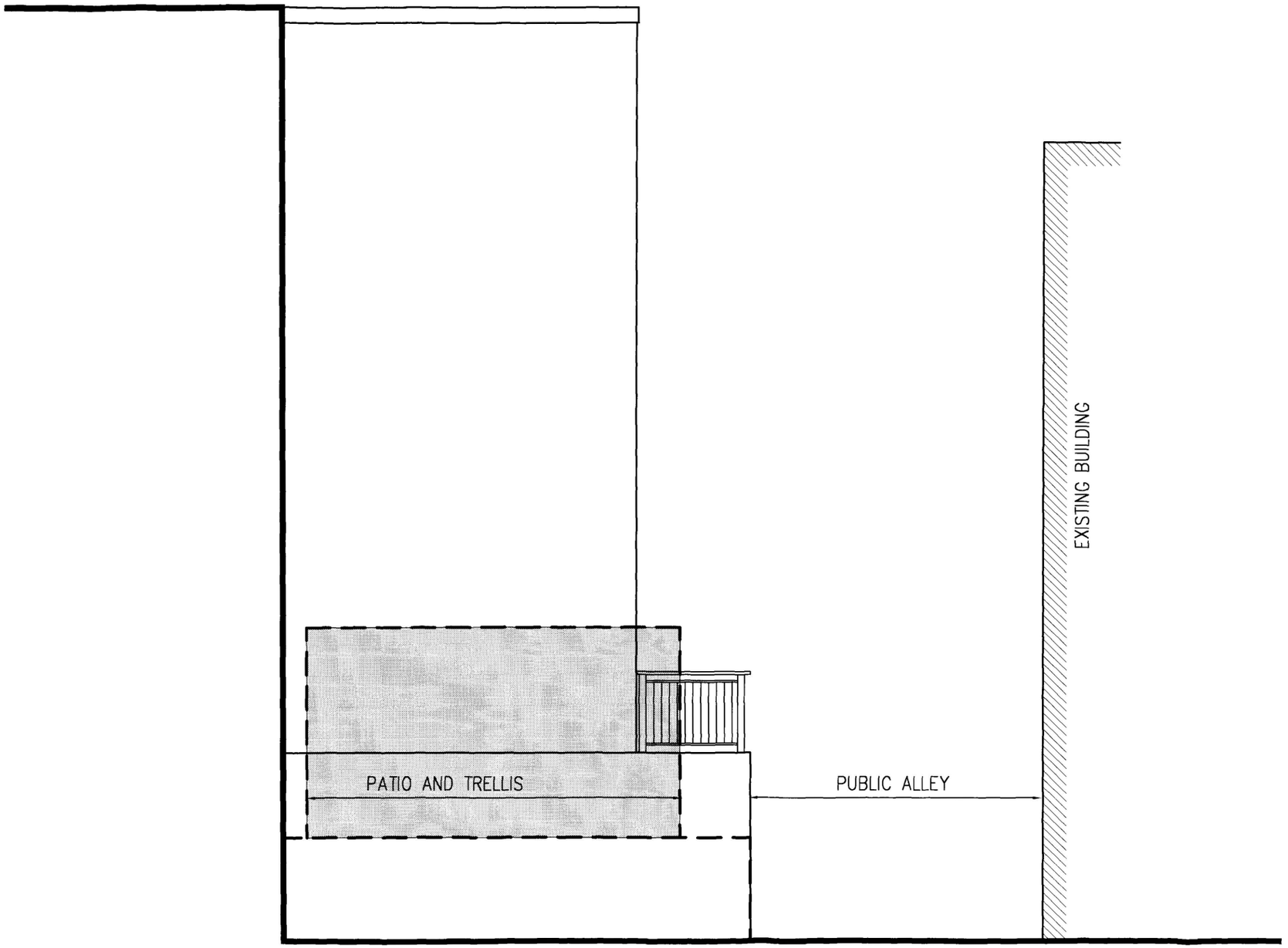
WEST ELEVATION



2304 FIRST STREET, NW

JANUARY 13, 2003
SCALE: 1/4" = 1'-0"

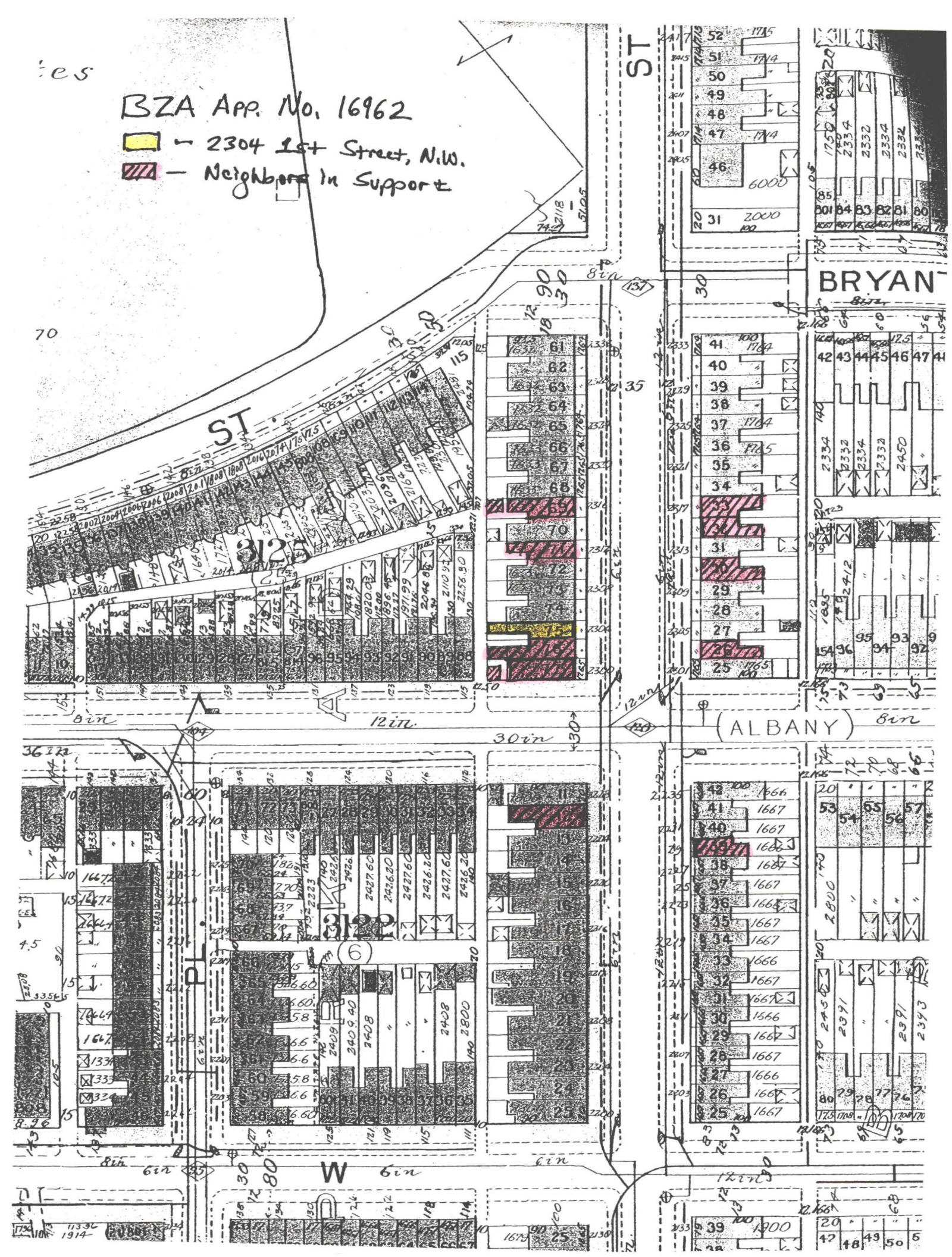
SOUTH ELEVATION



2304 FIRST STREET, NW

JANUARY 13, 2003
SCALE: 1/4" = 1'-0"

NORTH ELEVATION


BZA App. No. 16962
— 2304 1st Street, N.W.
— Neighbors In Support
ST
BRYAN
ALBANY
PL
W
3125
3122

Rear of 2210 First Street, NW





Rear of 2210 First Street, NW

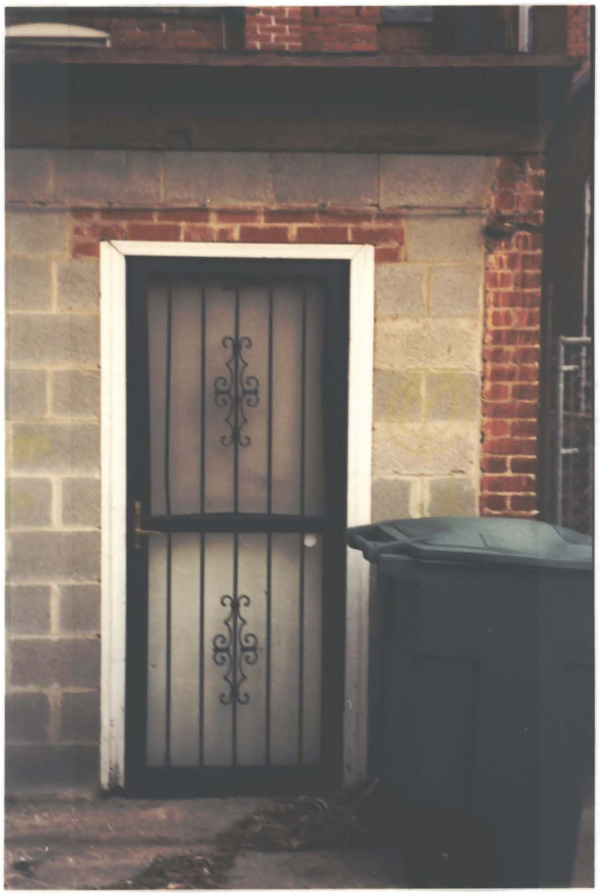








2324 1st Street, NW
(Facing North)



2324 1st Street, NW
(Facing West)





2212 1st Street, NW
(Facing North)