Mr. and Mrs. A. David Conner
4702 Reservoir Road, NW
Washington, D.C. 20007

March 8, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 APR 18 PM 3:31

Board of Zoning Adjustment
Washington, DC

Dear Ladies and Gentlemen:

We are happy to write a letter of support of a variance for the addition of Mr. and Mrs. Cade Martin at 4700 Reservoir Rd, NW with the following observations and conditions.

Our residence is one of two properties that adjoin 4700 Reservoir. We are sensitive with what happens at this address because of sunlight concerns. Currently because of the hill of Reservoir Rd rising to the east of us, 4700 Reservoir is approximately ½ floor higher than ours. This house is to the east of us. Because of its proximity, we do not get morning sun until 10 o'clock at our first floor. We get it once it clears the second floor and roof.

It appears that there is a footprint problem with the request. City records from the internet show the lot as 2,431 square feet and building footprint of 1,079.50 square feet which gives a ratio of 44%. The addition of a 15' by 15' addition would bring the total to 1,304.50 square feet which would give a new ratio of 54%.

Although there is a footprint problem, we are more concerned about the height problem of adding a floor to this location. If a floor was added to the current 2 stories, we feel like we would not see the morning sun until 11:30. We believe that by enlarging the footprint with a 1 story addition would be a reasonable accommodation of giving them more space horizontally rather than vertically. We both favor duplicating the existing roof on the addition as shown in the plans that we have seen. It would make the addition look like it had always been there.

My wife and I approve of the addition, if as a condition of the approval that the owners agree not to add a floor to the addition or the house. We would ask that this condition be registered with the deed and apply to future owners. We believe that by the owner agreeing not to add a floor, your

BZA
Case No. 17024
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO. 17024
EXHIBIT NO. 10

accommodation of allowing the enlargement of the footprint would be appropriate.

With best regards.

Sincerely yours,

