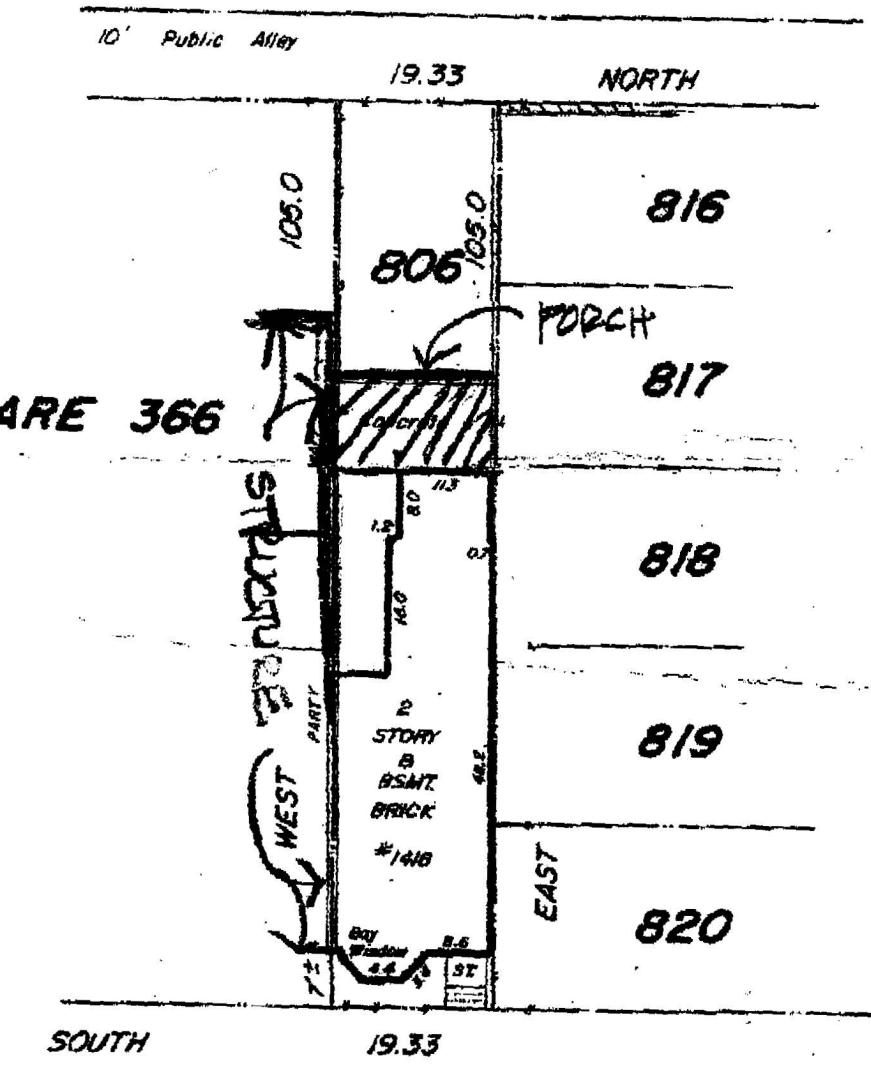
I have looked at the attached drawings for the proposed porch at 1418 Columbia Avenue, NW and have had an opportunity to read the attached description of the addition. I understand that it will require a Special Exception. I have no objection to this project.

Print name	Signature	Address	Comments
Isaac D. George	Isaac D. George III	1419 Columbia Street,	Washington, D.C. 20001
GREG ROBBS	G. Robbs	1411 Columbia St NW	DC 20001-3515
Joanne Hurt	Joanne Hurt	1411 columbia st NW	DC 20001
Charles Edson	Charles Edson	930 P St NW	Wash. D.C 2000l
GILES CREEMER		924 P STREET	WASH DC. 20001
JOHN F. BENDER	John F. Bender	1416 Columbia St.	
COLIN P. HOOD	Colin P. Hood	1416 Columbia St	
RICHARD GUNTHER		1415 Columbia St	Washington DC 20009
Roger Gilbertson	Roger Gilbertson	1417 Columbia St.	Washington DC 20001
MICHAEL L MILLIGAN		932 P ST NW	WASHINGTON DC 20001

BZA
Case No. 17126
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 17126
EXHIBIT NO. 8



COLUMBIA STREET, N.W.

LOCATION SURVEY OF 1418 COLUMBIA STREET, N.W. WASHINGTON, D.C.	LOT: 806 LIBER: Per Description DATE: August 5, 1999 CASE NO: 8679	SQUARE: 366 FOLIO: Furnished SCALE: 1"=20' FILE NO: MPP991

TITLE REPORT FURNISH

visible improvemen

Andre F. Houston, Architect

The current structure at 1418 Columbia Street will have a two story infill addition added to it to fill in the current side court. With this addition, the structure will occupy 54% of the lot. This is within the 60% of lot occupancy permitted by the DC Zoning Ordinance, and is consequently a matter of right. The infill addition will be built against an existing party wall. It will cause no loss of air or light to any neighbor, and in fact will not be visible from the house of the adjacent neighbor to the north and will be barely visible from anywhere in the neighborhood.

In addition to this infill, it is proposed to add a porch extending 12 feet into the existing rear yard. Current zoning permits a porch to extend 6' from the existing rear wall and it permits a roof overhang of an additional 2' for a roof extension of 8'. The owners are requesting that the porch be permitted to extend an additional 4' for a total of 12'. This would increase the percentage of lot occupancy to 65.7%, or slightly above the Zoning Ordinance requirement of 60%. These different requirements are shown on the attached diagram. Attached sketches also show what the proposed porch will look like.

The Owners would like to make the porch deeper than the 8' permitted for the roof extension for two reasons. First, as you know, the rear yard faces directly west and is subject to an intense afternoon sun during the summer. The deeper porch would add the needed sun protection for this exposure. And second, by increasing the depth of the porch to 12', the porch will be able to accommodate a full seating or dining arrangement on the exterior. Without the full 12' depth, it will not be possible to accommodate furniture comfortably under the protection of the porch.

Please note that the proposed porch will not extend beyond the adjacent neighbor's house to the south. Even with the larger porch, the neighbor to the south will continue to have a structure which is deeper than this proposed structure, making the impact on his property almost invisible. The neighbors to the north have substantial evergreen shrubbery which will effectively conceal and add privacy to the proposed porch, as can be seen in the attached photographs. In addition, it should be noted that the porch will be fully open on the back and the sides, so that there will be no impact on the light and air to the neighborhood. The only "structure" of the porch which will project beyond the required rear yard line will be the four narrow posts and a section of the roof.

There is a provision in the Zoning Ordinance which permits an addition up to 70% if it does not negatively impact the neighborhood. This is called a Special Exception. It must be reviewed by the neighborhood and by the Board of Zoning Appeals.

We are asking for your support for this Special Exception by signing the attached statement, if you agree with it.



PERSPECTIVE FROM REAR YARD