R I X E Y - R I X E Y A R C H I T E C T S

Ms. Jerrily R. Kress, FAIA, Director
District of Columbia Office of Zoning
441 4th Street NW
Suite 210-S
Washington, DC 20001

re: 1680 31st Street NW

24 February 04

Dear Ms. Kress,

This letter is written in support of the attached variance/special exception for the above referenced property. The application is requesting permission to enclose an existing second floor roof terrace with a glass conservatory, which will be unconditioned, for the following reasons:

1. to provide handicapped access, via a new ramp between split levels of the existing second floor
2. to provide accessible "outdoor" space for the Owner

The three main tests of Subsection 3103.2 are met as follows:

1. a) the physical characteristic of the existing property of split second floor levels (only one of which is accessible by elevator from the ground floor) makes it impossible for the Owner to use a significant portion of the house, which is a hardship (see attached letter)
2. the proposed addition will have no adverse impact on the neighbors or public good, as it does not project beyond the existing building line, and is one story lower than the main block of the house
3. granting the application is consistent with the general intent of the Zoning Regulations, as all other conditions are more than met (lot size and width, setbacks, lot coverage, etc.)

On behalf of the owners, I respectfully request that the variance/special exception be granted.

Sincerely,

Douglas Rixey, AIA

P. O. B O X 3750 W A S H I N G T O N , D C 20007 - 0250 202 - 333 - 2626

BZA
Case No. 17161
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17161
EXHIBIT NO. 3