Stephen duPont, Jr RA NCARB
5159 Fulton St., NW
Washington, DC 20016

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DC BOARD OF ZONING ADJUSTMENT

29 MAR 04

Ms Jerrily R. Kress, et al
District of Columbia Office of Zoning
441 4th St., NW; Ste. 210-S
Washington, DC 20001

Re: Special Exception Application for: 1519 "P" St., NW

Dear Ms Kress and Committee Members;

We submit this application for a Special Exception on the following basis and grounds:

The house is in a historic district, the Greater 14th St and Logan Circle District. It is in an R-5-B zone.

This tiny house is probably the oldest house on the block. I imagine it was built in the middle of the 19th Century and is therefore somewhat out of sinc with the rest of the block. It is also out of sinc with the current Zoning Regulations.

Firstly, it is back from the front property line about 31 feet. Other houses that have party walls typically have them at the front and have an "el" for light at the back. The house to the east is like this. The house to the west does not meet the parameters of the code either, and is a frame duplex with only a foot and a half or so of sideyard toward us. Thus, this house at 1519 "P" St., NW is a freestanding single family home by accident. It was built first; it has a wall on the property line as a row house would, but by accident no other houses actually share any walls.

The result is that the only conforming addition that can be built in this situation would be six feet wide and in the middle of the 22' wide lot.

The stair is steeper than 45 degrees and is actually somewhat dangerous. In order to replace it and build an functional addition, and impact the original house as little as possible, we have proposed a new stair in the side yard and a new kitchen and master bedroom to the rear, basically wrapping around the original fabric and changing as little or it as possible.

We submit that this work will have a minimum impact on the light and air of the neighbors. The neighbor to the west has a parking area with rental parking adjacent. The neighbor to the east is a very large house already with a substantial addition at the rear. It is divided into flats that run from front to back and which have balconies with full glass at the rear looking across the open interior of the block. The windows that open toward

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us appear to be bathrooms and the like. Further this house to the east is much taller. Most of it is above our entire structure and thus will not be affected.

Privacy of the neighbors will not be compromised because we will have no new, in fact fewer than now, windows facing to the east. Since that neighbor's recreational features are to the rear, not the side, their enjoyment of those should not be compromised either. The property to the west, again, has only rental parking abutting our proposed work.

The existing house is set thirty one feet further away from the street than any of the neighbors. The addition as seen from the street will be similarly diminutive, being set back even more from the front of the house (see the last sheet of the set for a rendering of this condition). Thus, this house, the smallest by far of any on the street, will not intrude on the character of the street. At the rear, the new addition will be significantly better than the existing plywood kitchen shed.

As completed, this house will not even approach most zoning parameters for this zone, the R-5-B.

In fact, the only reason for needing this Special Exception is that due to the accident of history, this house happens not to touch any of its neighbors. The actual structure we are proposing, if in a more typical location on its lot, would actually be very small and unobtrusive in this zone and completely conforming.

Thank you for your consideration in this matter.

Sincerely;

Stephen duPont, Jr. RA