Re: Item D. Detailed statement explaining how the application meets the specific tests identified in the special exception 223.

May 11, 2004

To Whom It May Concern:

We are writing in reference to our application for a special exception to construct a two-story rear addition and back porch to our residential dwelling at 707 East Capitol St., S.E., in Washington, D.C., that would occupy 67.6% of our lot.

The addition will have a positive impact, improving not only our own property, but the views of our neighbors adjacent to and behind our property.

a) Our addition will not have a substantially adverse effect on the light and air available to our immediate neighbors. We have provided letters of support for the proposed construction from our next-door neighbors on either side (and from both neighbors two doors down on both sides), as well as from the neighbors who own the property behind our home on the other side of the back alley.

b) The addition will not unduly compromise the privacy of use and enjoyment of neighboring properties. Both of our neighbors recently erected 10 foot fences which currently and in the future afford our neighbors and us reasonable amounts of privacy while in our back yards. Our neighbors and we currently have rear windows on both floors that look onto our own and the adjacent back yards. Our proposed addition would not represent a reduction of privacy.

c) The addition and our existing home as viewed from the back alley are in keeping with the residential character of the neighborhood. The rear addition will in character and scale closely resemble the long-standing two-story rear addition of our neighbor at 703 East Capitol St., S.E. The porch and rear addition have been designed by the same architect, Donald E. Lipscomb, who designed the recent rear addition of our next-door neighbors at 705 East Capitol St., S.E., and so we are confident that aesthetically it will be in keeping with the character of the neighboring houses.

d) We hope that in reviewing the enclosed plans you will concur that the proposed rear addition and porch will be a great improvement not only to our home but to the neighborhood. We appreciate the support of our neighbors (demonstrated in the enclosed letters from five different families) in urging the approval of this request.

Sincerely,

Sam Daley-Harris Shannon Daley-Harris

Sam and Shannon Daley-Harris
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(202) 546-2695
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BZA
Case No. 17196
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17196
EXHIBIT NO. 4