**THOMAS S. SHINER ARCHITECT** 56[redacted]MORELAND STREET NW WASHINGTON [redacted]20015 202 537 0098 FAX 202 537 4851

14 September 2004

BZA # 17242

District of Columbia Office of Zoning
ATTN Mr. Richard Nero
441 4th Street NW Suite 210-S
Washington DC 20001

RE special exception for the Murphy Residence Addition and Alteration 3320 Dent Place NW, Georgetown, DC

Dear Mr. Nero:

Thank you for your review and comments with regard to my submission to your office for the above-referenced addition project in Georgetown. I appreciate that you pointed out the "special exception" provisions (223) of the Municipal Regulations, as they pertain to this single-family residence. I therefore wish to hereby amend the application and self-certification to a request for a special exception approval by the Board of Zoning Adjustment under 3104, in place of the previous request for a variance.

Per 223.2, the proposed addition to the single-family house at 3320 Dent Place NW will have no substantially adverse affect on the use or enjoyment of any abutting and adjacent dwelling or property.

Specifically, the proposed addition will conform to the following:

a) Since the proposed addition will not extend beyond either abutting row houses, the structure will contribute to no substantial deficit of light and air available to the rear of either abutting house,
b) The privacy of use and enjoyment for the abutting houses will not be unduly compromised because the windows and doors at the rear of the proposed addition will open directly southward onto the rear yard only. This condition is similar to virtually all the row houses up and down the block,
c) In the case of this proposed addition, it will not be seen from a street, alley or other public way. Nonetheless, the proposed elevation will in no way intrude upon the character, scale or pattern of adjacent houses when viewed from houses opposite in the rear,
d) The submitted drawings and the plat should suffice in indicating the character, scale and pattern-characteristics of the proposed addition. Please note too that there is no alley, street or public way behind the proposed addition. There is no rear access to the property.

Based on the review and analysis made by you this morning, the footprint and lot occupancy are incorrectly computed because the area of the passageway was not included in the numbers submitted. As you stated, however, the lot is large and the corrected area computation will in no way come close to the maximum allowed in terms of the percentage of lot occupancy.

In accord with your recommendation, I will contact the ANC regarding the agenda for their public meeting. Please do not hesitate to contact me if you note anything further in my application which you see as incorrectly stated or incomplete. Do not hesitate to contact me if your office has further requirements.

Sincerely,
THOMAS S. SHINER ARCHITECT

Thomas S. Shiner, AIA

CC file, PM

BZA
Case No. 17242
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 17242
EXHIBIT NO. 20