Submission to the Board of Zoning Adjustment
2/01/05

Proposal: House Addition
Owner: George Giagtzoglou and Sarah Simmons
Agent: Chris Snowber AIA
2741 Woodley Place NW
Washington, DC 20008

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Attached: 1. Application
a. Plat, Plans and Elevations (8 1/2"x11")
b. Statement regarding use (below)
c. Photographs
d. Mailing labels
e. Name of leaseholders: NA
f. Certificate of Occupancy NA
g. Zoning Memorandum: Self Certification Form
h. Supplemental Statement and Document (below)

b. Intended use of building or part of building:
The proposed Special Exception covers only the one story addition at the side of the house.

h. Supplemental Statement and Document
Listed here are relevant facts regarding this case:

1. The lot is bordered by Chevy Chase Pkwy at the west, private residences at the north and south and a public alley on the east side. Across the alley are residential backyards.
2. The addition shall not have a substantially adverse affect on the use of enjoyment of any abutting or adjacent dwelling or property due to a gated fence that shields it partially from the street on the west side, and a large backyard and alley on the east side. On the south side, the new addition is replacing an existing greenhouse that is structurally unstable and not in keeping with the architectural style of the house. The new addition will be contextual with the existing house exterior. Therefore, the privacy of use and enjoyment of neighboring properties shall not be unduly compromised.
3. The proposed addition is at the side of the house. Together with the original building, as viewed from the street or alley, the addition shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage. The front, Chevy Chase Parkway elevation is altered by a small extension of the existing roof line, seen set back and above the existing fence. The contextual rear elevation will be seen from the alley, and the south elevation seen only by the neighbor abutting that side.

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District of Columbia
CASE NO. 17301
EXHIBIT NO. 6

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4. See attached plans, elevations and photographs for detailed graphical representations and views from public ways.
5. Attached is a petition with signatures of support from adjacent neighbors.