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October 12, 2005

Board of Zoning Appeals
441 4th Street, NW
Washington, DC 20001

Dear Board Members,

AMMENDMENT to BZA APPLICATION NO. 17341

I would like to amend the above noted application by lowering the height of the currently "accessory structure" seventeen feet (17ft.) in order to comply as closely as possible with the fifteen foot (15ft.) height limitation for accessory structures set out in **Section 2400.4**. Even thought this structure would no longer be accessory to the house it will still be only twenty-four inches (24in.) over this limitation. Please see amended drawings.

The connecting corridor is being requested as an effort to provide a dry access to parking, but most specifically, to provide ice-free access. In the winter, there is a solid block of ice, which lasts for two straight months. When the snow melts, this ice remains but becomes uneven and when it is again covered smoothly by snow, it is even more treacherous as the uneven ice beneath is hidden from view. My eighty-five (85) year old mother asked me to mention to you that this is very frightening for her.

Also, the bricks are very slippery when wet. There have already been four (4) accidents, both my husband and I have slipped on them and fallen, a lady in her sixties, and an older contractor. He threatened to sue several times and all I could do was to apologize and hold my breath hoping he would not.

The corridor will not be visible from public space and no proposed construction would involve removing any historic material. Neither neighbor granted party status in the first application directly abuts the lot of construction. One neighbor is twenty-eight feet (28ft.) west and enjoys a full twenty-seven foot (27ft.) wide-open rear view all the way down the alley and across Potomac Street. The other neighbor is thirty-six (36ft.) *west* of the proposed construction, a distance which exceeds the twenty-foot (20ft.) rear yard building density requirement by *sixteen (16ft.) additional feet*.

I have also attached a photo of a two-story garage library (with central A/C and plumbing), which was recently approved and is still under construction just two blocks north of me as a reference for the building density permitted in my area. The first floor is not used for parking, as in my own application, but is also for residential purposes, equaling or exceeding the square footage represented in this application. It is twenty-four feet (24ft.) in height and twenty feet (20ft.) from both neighbors on either side and looks directly into their homes and courtyards with no vegetation screen provided. This applicant offered to attach it to his house but, *as he was already at 62% building density, he was not permitted to construct a connecting corridor.* There was neighborhood opposition.

The third photo is of a three-story garage, about a block-and-a-half north of me *with* a connecting corridor. It has two side windows overlooking a neighboring rear yard with no vegetation screen. Both dwellings are row houses. A third semi-detached dwelling, a half block south of me and under these same codes regulations, connected his accessory carriage house (which is about the same size as mine) to the house, built two bedrooms and full bath on the second floor and converted[1] the whole first floor into a huge gourmet kitchen. All of these structures exceed the seventeen feet (17ft.) in height and are on lots substantially smaller than the one before you, and *well* exceed the 42% building density represented in this application.

Also, as mention before, there are already five (5) two-story garages in my immediate alley, at least three have plumbing facilities.

I hope this change will not cause confusion with the application, as it does not materially affect the specific request for a special exception. Your sincere review of these facts would be greatly appreciated. Thank you.

Sincerely,
Ann Goodman

[1] My first floor will not change its use for parking and storage.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17341
EXHIBIT NO. 31

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District of Columbia
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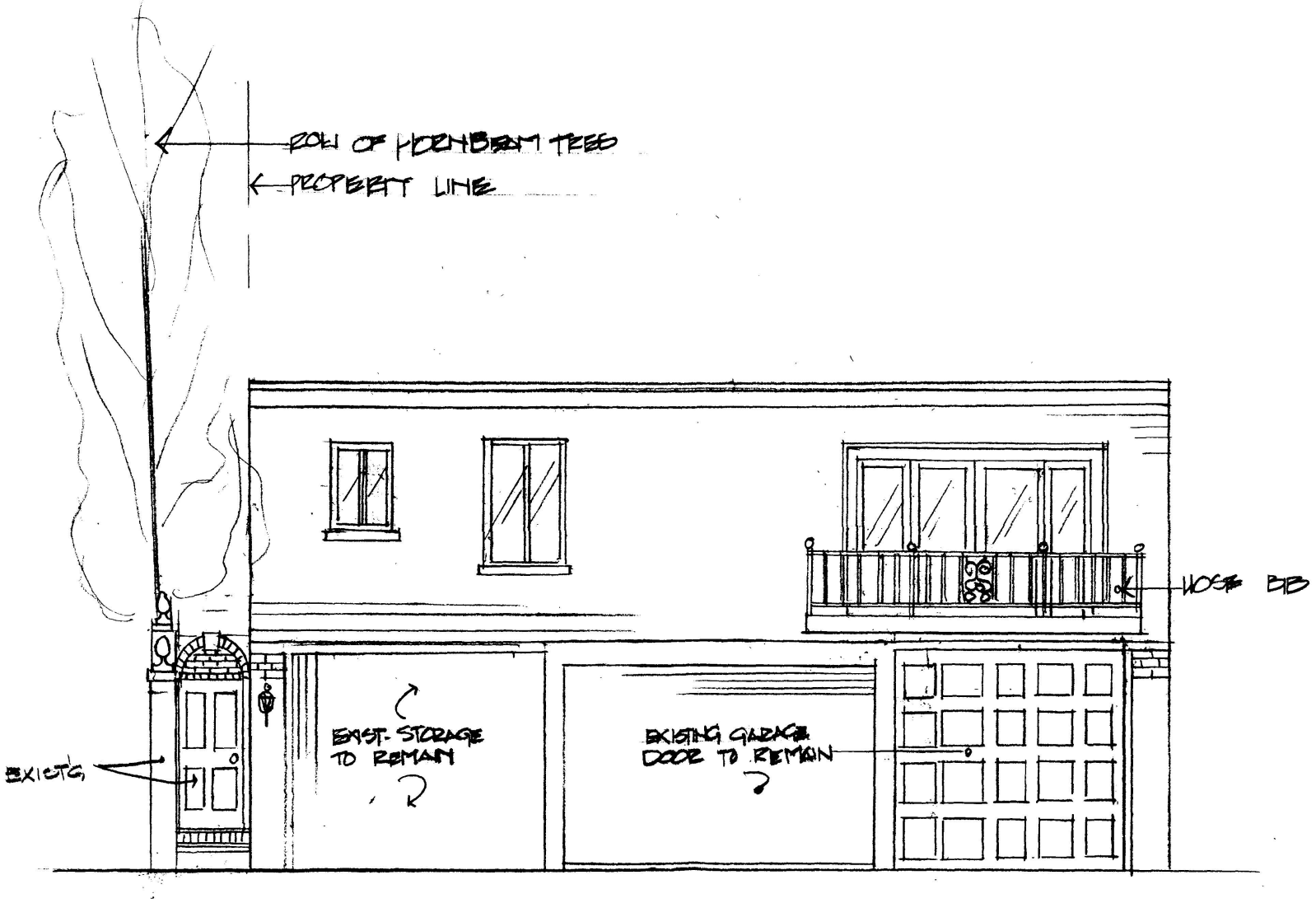
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North Elevation

Scale: ¼"

Study and Storage

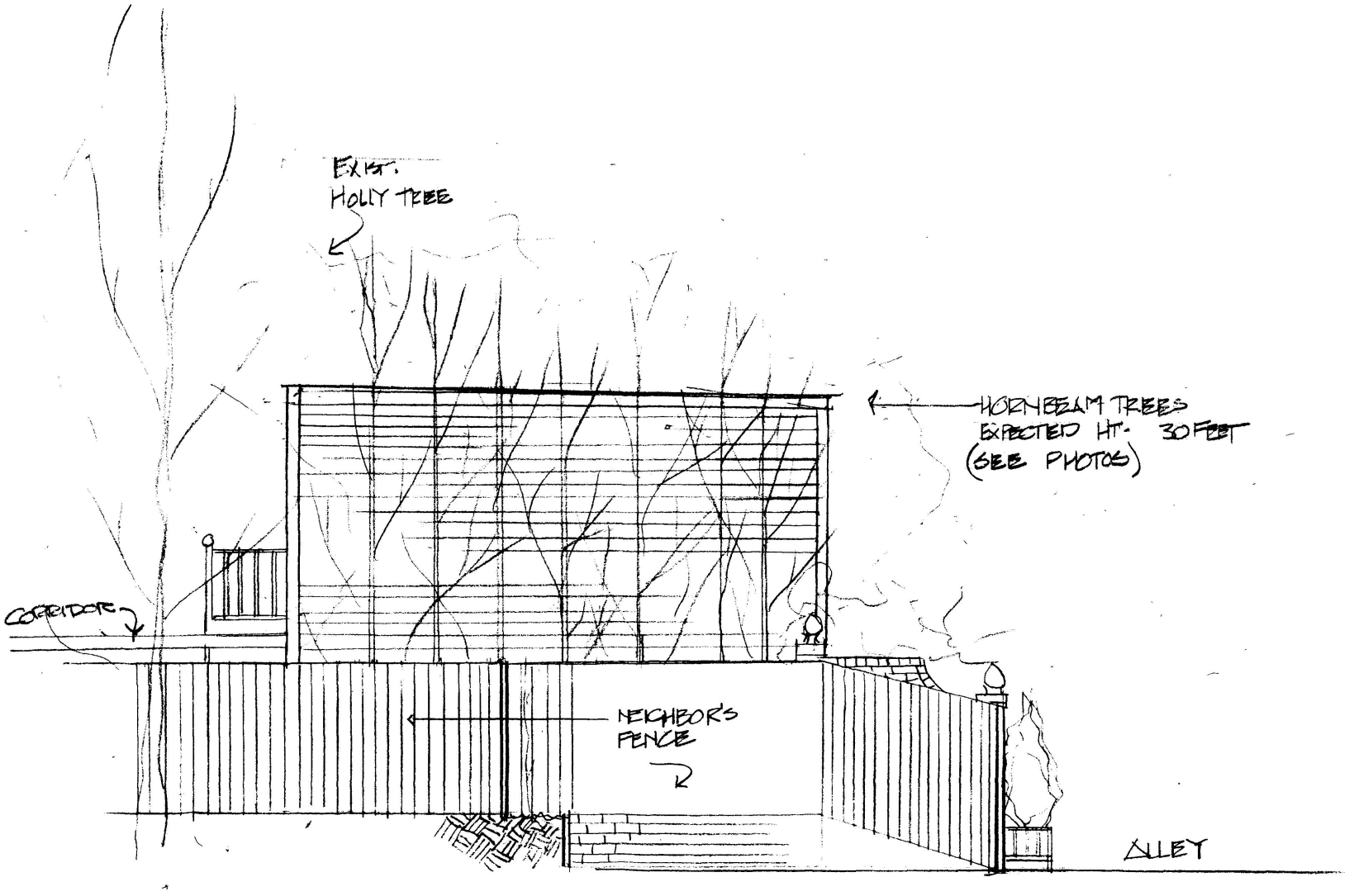


South Elevation

Scale: ¼"

Study and Storage

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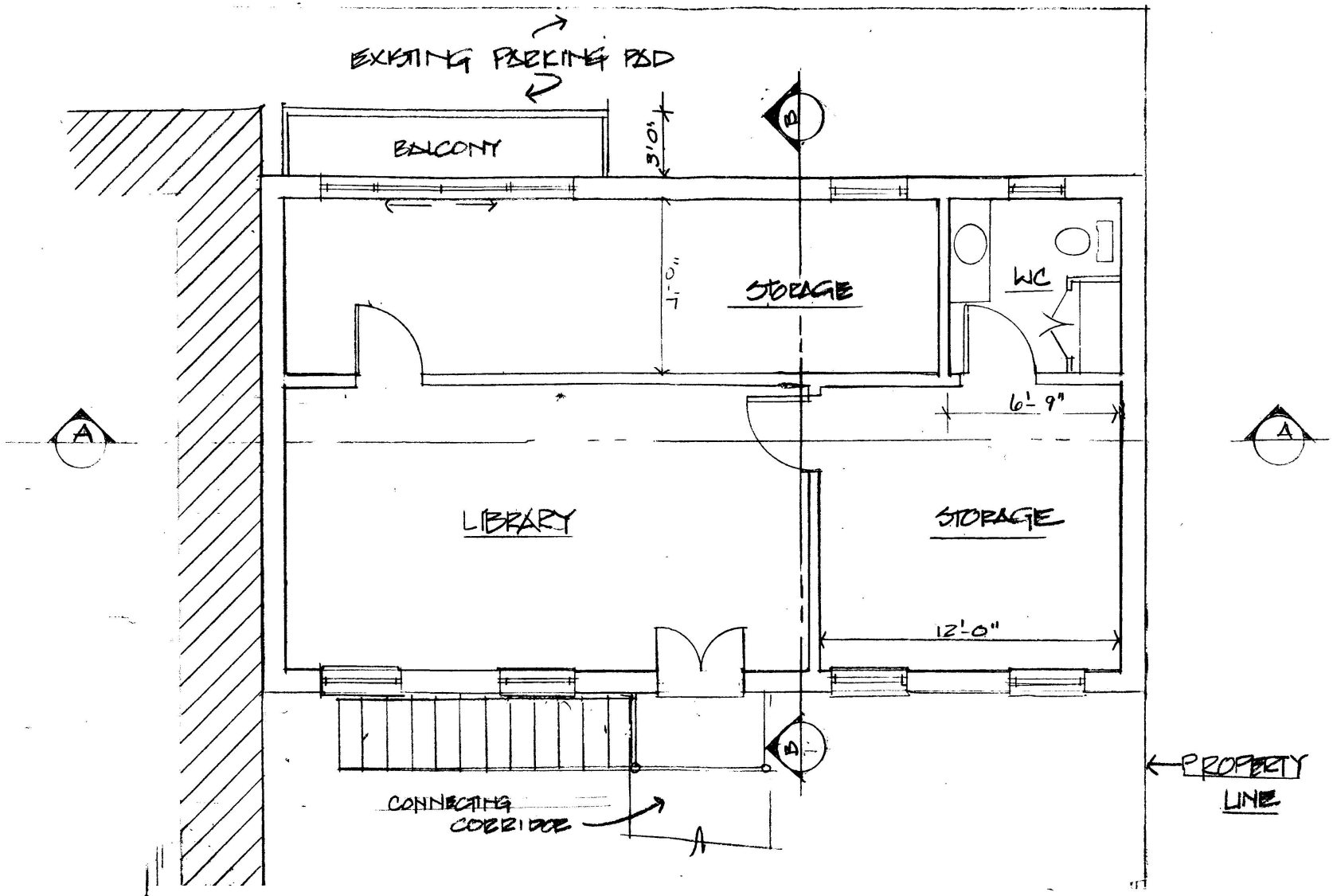


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West Elevation

Scale: 1/4"

Study and Storage

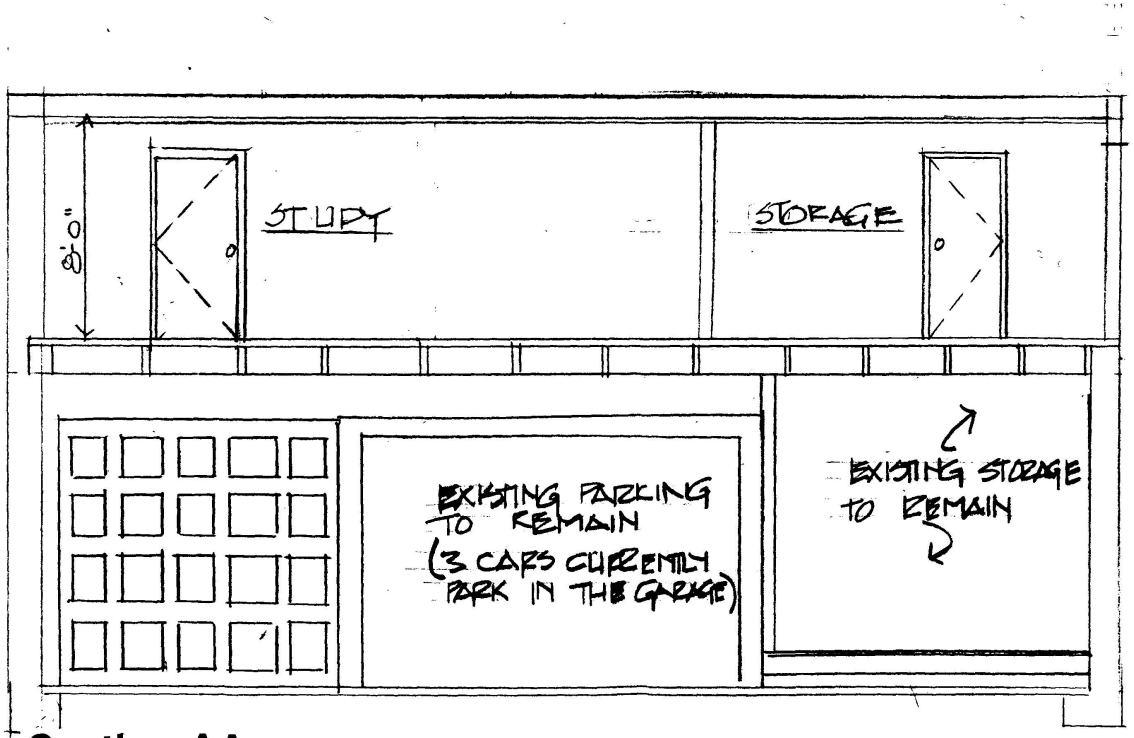


Floor Plan

Scale: ¼"

Study and Storage

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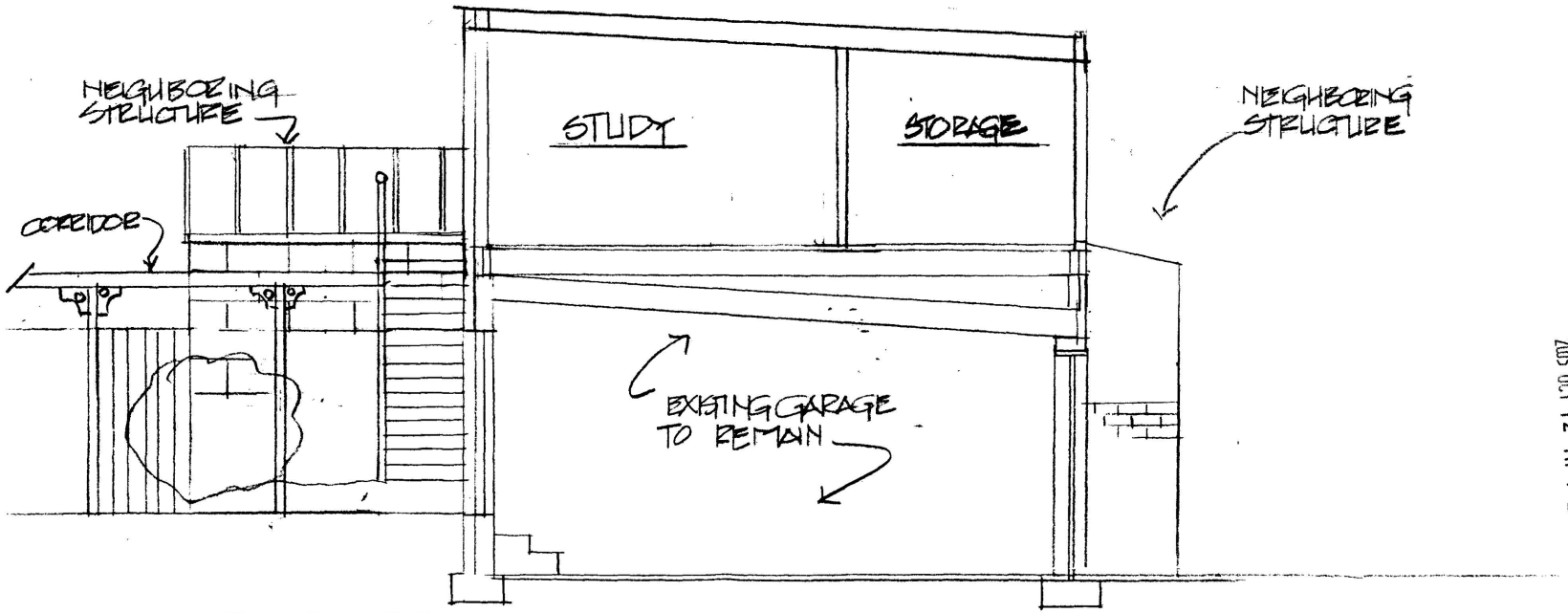


Section AA

Scale: 1/4"

Study and Storage

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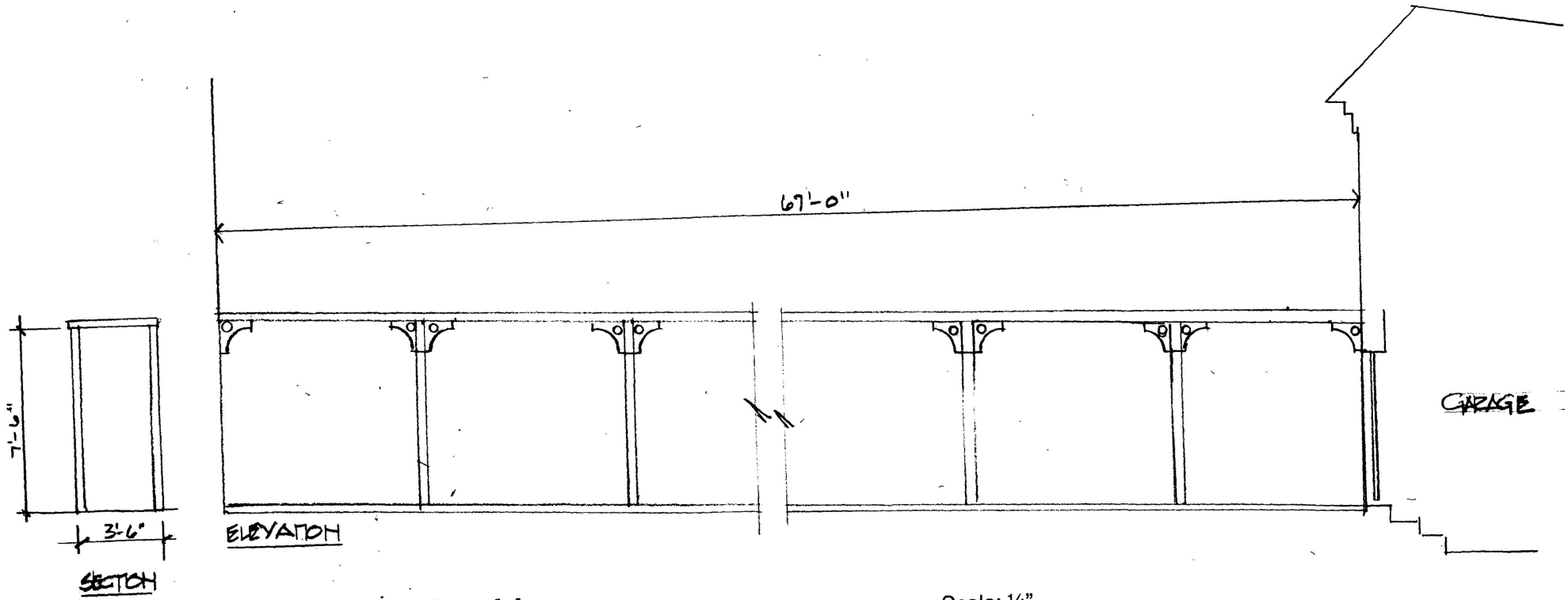


Section BB Scale: 1/4"

Study and Storage

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Connecting Corridor

Scale: 1/4"

Section and Elevation