Application Number 17365
Kevin R. West
1535 A St. SE

September 12, 2005

Pre-hearing Statement.

The intent of this letter is to amend Application 17365. In light of changes outlined below, I now ask for Application 17365 to be considered an application for a special exception instead of an application for a variance.

- I have removed a 2nd story rear balcony from the original drawings. This balcony occupied 24.5 square feet. By removing it, the total square footage of the house footprint equals 459.5 square feet, or 70.37% of the 653 square foot lot.

- The amended drawings also indicate a reduction in the size of the house footprint by 3.42 square feet, ensuring that the footprint meet the requirements for a special exception. The length of the proposed addition on the amended drawings is therefore 13 feet 2 inches, instead of 13 feet 6 inches as indicated on the original drawings. (See attached amended drawings.) The location of the rear wall of the addition has been set back by 4 inches. The resulting total square footage of the footprint, as indicated on the amended drawings, is 456.08 square feet or 69.84% of the 653 square foot lot. This meets the lot occupancy requirement for a special exception.

The table below compares the specifications of the original drawings to those of the amended drawings.

	Lot Occupancy	**Percentage of Lot**
Original Proposal	484 Sq. Ft.	74% (of 653 Sq Ft.)
Amended Proposal	456.08 Sq. Ft.	69.84% (of 653 Sq. Ft.)
Calculations:	484 minus 24.5 (balcony) equals 459.5 459.5 minus 3.42 (shorten addition) equals 456.08 square feet	

Attached is my Amended Statement for a Special Exception.

BZA
Case No. 17365
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17365
EXHIBIT NO. 27

Amended Statement.

Application 17365 of Kevin R. West, 1535 A St. SE, pursuant to 11 DCMR section 3104.1, for a special exception to allow a two-story rear addition to a single-family dwelling under section 223, not meeting the lot area requirements (section 401), the lot occupancy requirements (section 403) and the rear yard requirements (section 404) in the R-4 District at premises 1535 A St. SE (Square 1072, Lot 810).

1. General Statement.

I request to build a two-story addition rear addition, increasing the lot occupancy to 69.08%. This addition will make my house approximately the same size at the three houses to the east (1537, 1539, and 1541 A St. SE) and 1531 to the west. (See attached photographs.) Each of these houses is approximately the same width as my house, and each occupies approximately 70% of their respective lots.

2. Consistency with Zoning Regulations.

The proposed addition is consistent with the general intent and purpose of the zoning regulations and map. The R-4 Zoning District consists of mostly residential uses. The proposed addition does not change the use of the property. It remains a single-family row house.

3. Effects on the Use of Adjacent Properties.

There are three adjacent properties:

- 1533 A St. SE to the west
- 1537 A St. SE to the east
- 107 16th St. SE to the south.

a. The addition will not unduly affect the light and air available to any of these properties for the following reasons:

- My proposed addition is located on the south side of my house. It receives direct sunlight for most of the day and therefore can not block sunlight to any of the adjacent properties.

- My proposed addition will not unduly affect the air available to any of the adjacent properties because the profile of my addition will be the same approximate size as the surrounding houses. It will be the same size as 1537 A St. and 4 feet longer than 1533. However, as1531 A St. is substantially longer (see photograph 1 below), and 1537 is currently also larger than my proposed addition (see photograph 2 below), these two properties currently and will continue to determine east/west air flow patterns to my house and to 1533 A St.



Photograph 1. View of the rear of 1531 A St from my back yard. Visible to the right is the rear of 1533 A St.



Photograph 2. View of the rear of 1537 A St SE. My addition will match the profile of the second floor of 1537.

b. The addition will not unduly compromise the privacy of use and enjoyment of these neighboring properties for the following reasons:

- The proposed 1st story:

  There are no windows proposed for the back or sides of the first story. My proposed 1st floor kitchen door will open onto my backyard. My backyard is currently surrounded by a privacy fence which obscures all views of surrounding backyards.

- The proposed 2nd story:

  The proposed windows will provide the same view as the existing window. The windows will face south and look on to a windowless concrete block wall. This is the side of the 107 16th St. house. This wall occupies approximately ¾ of our shared property line. The remaining view of 107 16th St.'s backyard is partly obscured by our privacy fences. While my new addition will be closer to the backyard of 107 16th St. SE, it will not unduly compromise the privacy of use and enjoyment of that property, because very little of 107 16th St SE's backyard will be visible from my 2nd story windows. (See photograph 3 below.)



Photograph 3. View of 107 16th St SE from my property.

The 2nd floor profile will match 1537 A St. to the east, which also has a one-story addition that takes up most of the back yard. I will only have a view of the roof of the one-story addition. (See photograph 4 below).



Photograph 4. Rear of 1537 A St SE is visible on the right, including the one story addition that takes up most of the back yard.

The house at 1533 A St. to the west is approximately 4 feet shorter than my proposed addition (see photograph 5 below). However, the west side of my addition will have no windows overlooking this property's back yard.

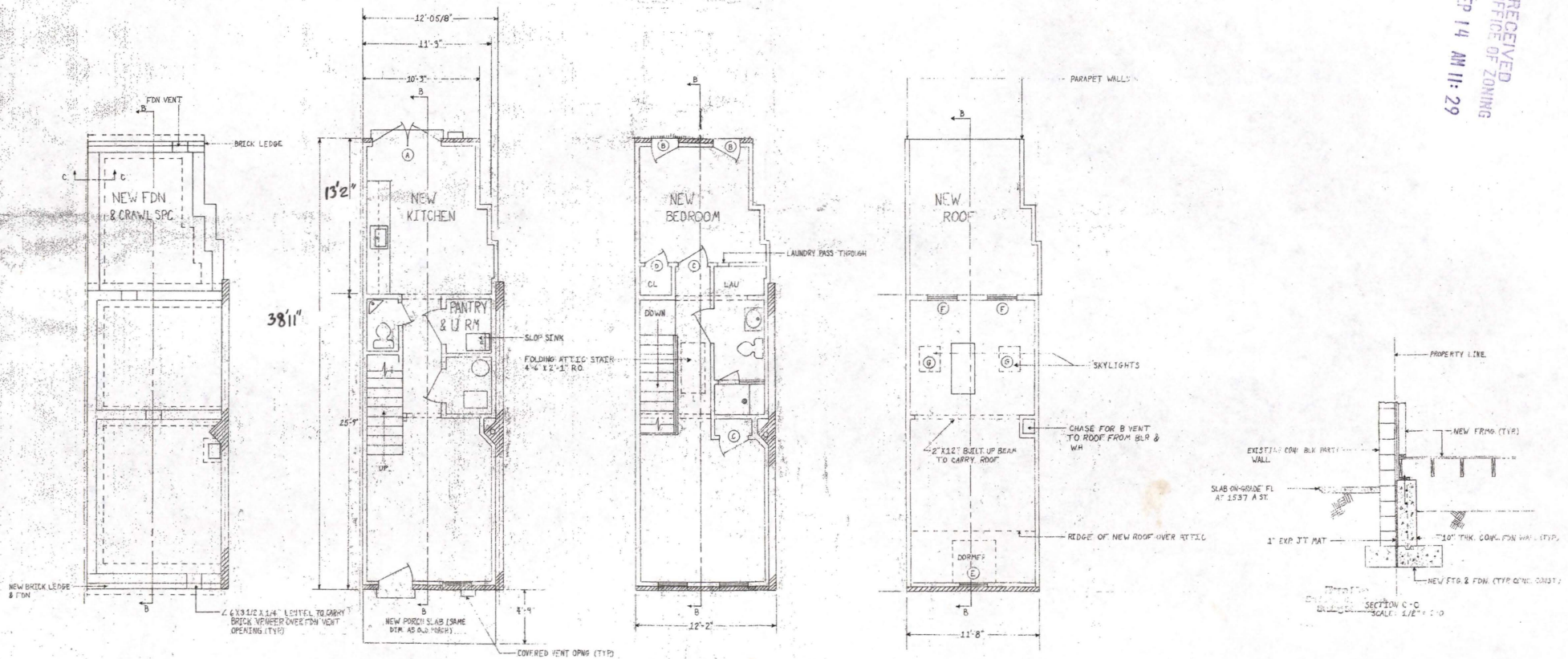


Photograph 5. The rear of 1533 A St SE. My addition will be approximately 4 feet longer.

4. Effect on the Character, Scale and Pattern of the Neighborhood.

The rear two story addition will not substantially visually intrude upon the character, scale, and pattern of the houses when viewed from the alley as it will match in character and scale the other houses facing the alley. In fact, as I intend to clad the exterior with brick and Federal style trim, as opposed to the exposed concrete block out of which most of the other houses are built, I would argue that my addition will improve the look of the neighborhood. The rear addition is not visible from either 16th St SE or A St SE.

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FOUNDATION PLAN
SCALE: 1/4"=1'-0

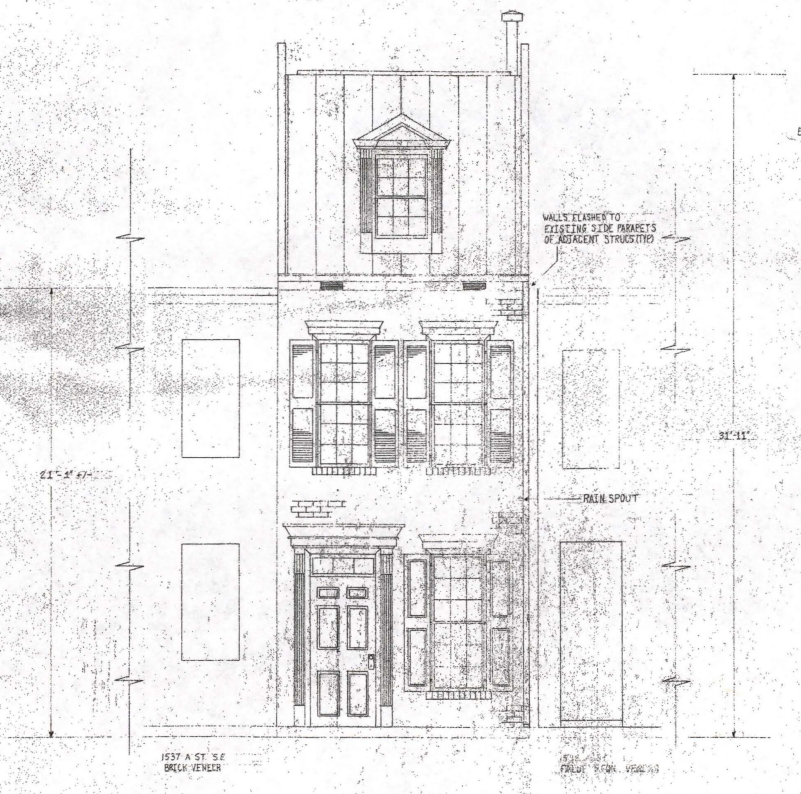
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0

SECOND FLOOR PLAN
SCALE: 1/4"=1'-0

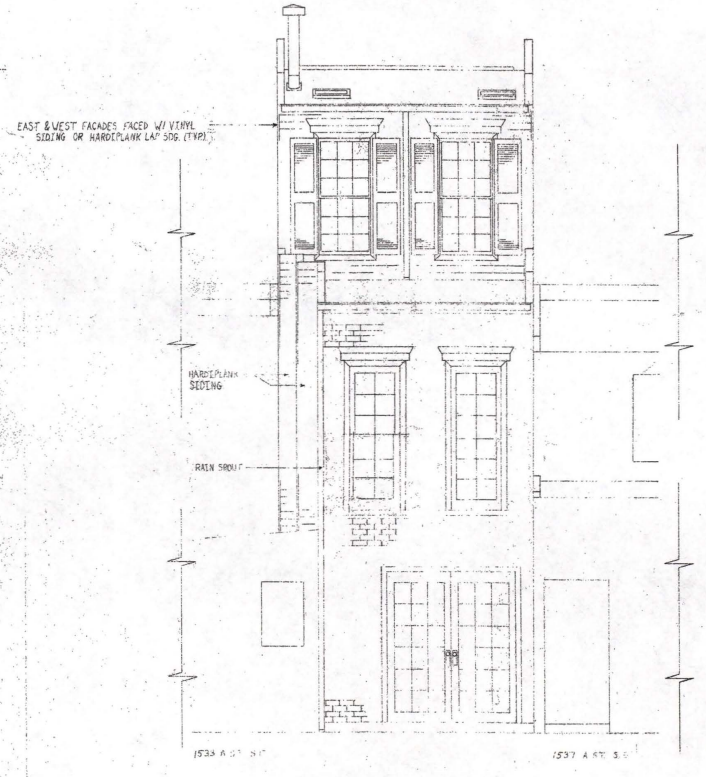
ATTIC PLAN
SCALE: 1/4"=1'-0

OWNER: KEVIN WEST
1535 A STREET S.E.
WASHINGTON, D.C. 20003

SCALE: AS NOTED DATE: 2-24-05	APPROVED BY	DRAWN BY
LOT: 820	SQUARE: 1012	DRAWING NUMBER 4



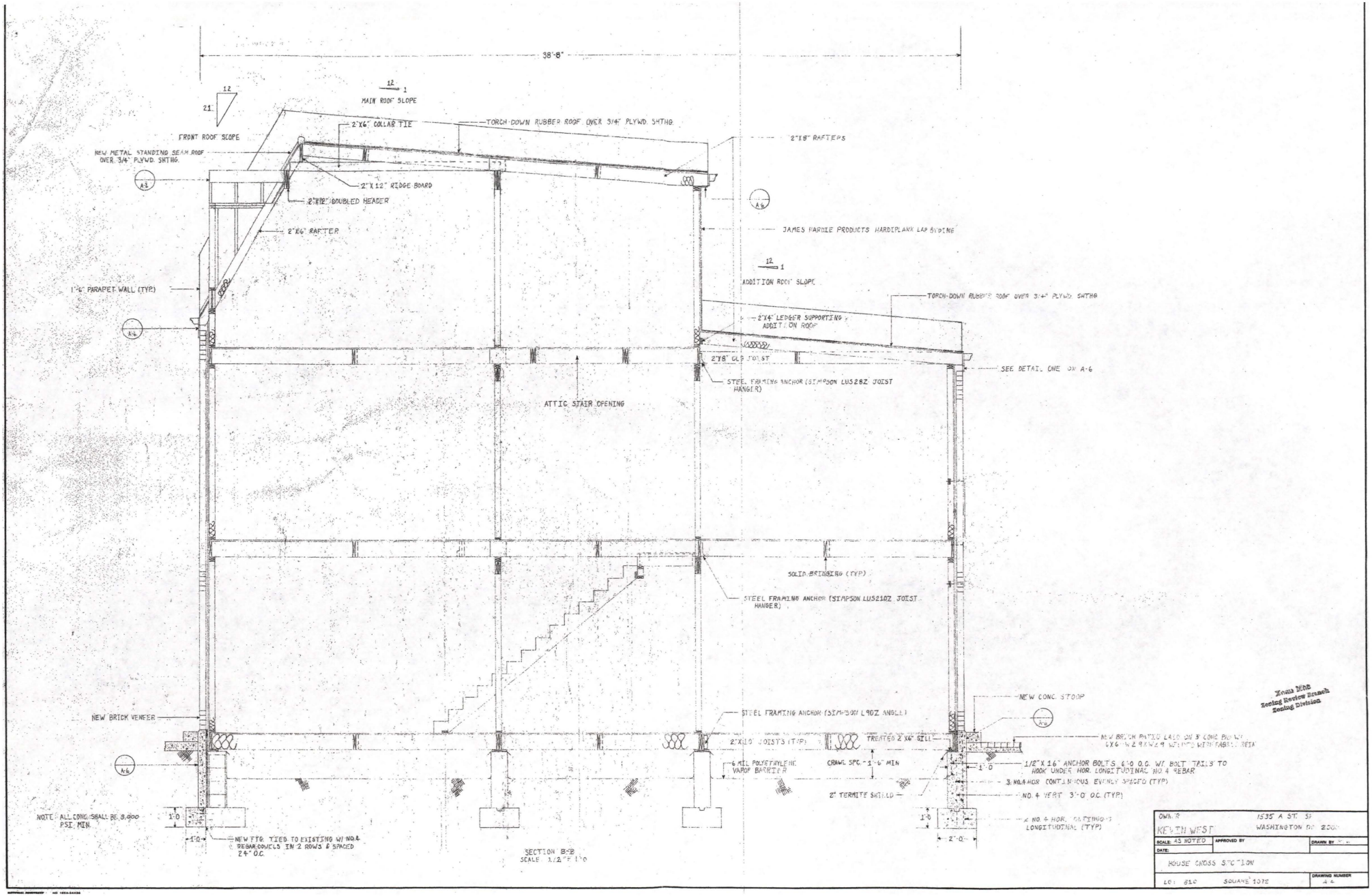
NEW FRONT ELEVATION
SCALE : 3/8" = 1'-0



NEW REAR ELEVATION
SCALE 3/8" = 1'-0

Kwan Mat
Zoning Review Branch
Zoning Division

OWNER: KEVIN WEST		1535 A STREET S.E. WASHINGTON, D.C. 20003
SCALE: AS NOTED	APPROVED BY	DRAWN BY
DATE:		
EXTERIOR ELEVATIONS		
LOT: 810 SQUARE: 1074		DRAWING NUMBER: A-3



SECTION B-B
SCALE 1/2" = 1'-0

Zoning Review Branch
Zoning Division

OWNER: KEVIN WEST	1535 A ST. SP. WASHINGTON DC 2000	
SCALE: AS NOTED	APPROVED BY	DRAWN BY
DATE:		
HOUSE CROSS SECTION		
LOT: 810 SQUARE: 1078		DRAWING NUMBER: A-6