**Submission to the DC Board of Zoning Adjustment** 5/21/2005

Proposal: House Addition
Owner: Jeff Howard and Nancy Nickel
Agent: Jeff Howard, RA
5906 32nd Street NW
Washington, DC 20015

Attached: Application

- Plat, Plans, and Elevations (11x17)
- Statement regarding intended use (below)
- Photographs of existing house
- Mailing labels
- Name of leaseholders: NA
- Certificate of Occupancy: NA
- Zoning Memorandum: Self Certification Form
- Supplemental Statement and Document (below)

**Intended Use of building or part of building:**
The requested special exception covers only the proposed three-story addition at the back end of the existing house. The addition will contain an enlarged kitchen and family room on the first floor, an expanded master bedroom on the second floor, and a lattice enclosed "garden tool shed" on the basement level in the space between the existing foundation that is being reused and the new support columns.

**Supplemental Statement and Document**
Listed here are the relevant facts regarding this case:

1. The lot is bordered by 32nd Street on the east, a public alley on the west, and private single family homes and yards on the south and north. Across the alley are residential backyards.
2. The proposed addition is located at the back of the house and re-uses the existing foundations to the fullest extent possible, rising above the concrete foundation walls of what was originally a garage adjoining the basement. It would elongate what is now an enclosed sunroom on the first floor, and enclose and expand upon a sleeping porch on the second floor. The addition would extend the north elevation on the first floor by approximately 15' beyond the existing sunroom, and by 6' beyond the existing porch on the second floor. The south side elevation would also be extended 6' on the second floor, but only 9' on the first floor, since the west-facing, first floor façade is being angled to face the sunset. The new addition is modest in scale and will be contextual with the existing house exterior and those of the houses to either side. Seen together with the original house, the addition will not visually intrude upon the pattern, scale and/or character of houses along the subject street frontage.
3. Windows have been carefully placed and sized to make sure that the privacy of use and enjoyment of neighboring properties will not be unduly compromised.

BZA
Case No. 17396
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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4. The proposed addition is being located in a backyard with several trees of significant height and canopy spread. For all intents and purposes the yard, and those of its two neighbors is thickly wooded with seasonally deep, leafy shade. The addition will not have a substantially adverse impact on the light levels or access to direct sunlight of the yard to the north, and none on any other of its neighbors. Light levels may, in fact, improve for the neighbor to the north because two deciduous trees, approximately 12" caliper and 45' tall will need to be removed to make room for new footings.
5. See attached plans, elevations and photographs for detailed graphic representations from public ways and adjoining properties.
6. Attached is a petition with signatures of support from adjacent neighbors.