

Supplemental Filing
Special Exception Application
229 10th Street SE- BZA#19194

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Jennifer Fowler**
Architect/Agent
1819 D Street SE
Washington, DC 20003

Date: February 8, 2015

Subject : **BZA Application for an Addition at 229 10th Street SE**
BZA #19194

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the application for 229 10th Street SE.

The surrounding neighbors on the 200 block of 10th Street and 9th Street raised concerns regarding the original plans for the proposed addition to 229 10th Street SE, filed on 11/13/15. Based on the concerns raised, the property owner made the decision to reduce the rear addition substantially in footprint and height. He also decided to add a second floor above the existing garage, which is similar to other structures already present on the alley. The revised plans dated 2-8-16 represent a two story rear addition with a two story garage and a covered walkway connection.

The homeowner, along with the architect, met with approximately 12 neighbors and the local ANC commissioner on January 27, 2016. During that meeting we reviewed the revised plans. We answered questions regarding the construction process and addressed concerns about the underpinning. The neighbors were satisfied with the revised plans as long as we obtained support from the owner of 227 10th Street, whose shared wall would be affected by the underpinning. The owner of 227 10th Street provided a letter of support for the revised plans. The revised plans were also presented to the ANC 6B at their Planning and Zoning meeting on 2-2-16 and were supported in committee.

Based on the revised plans the nature of the relief has changed:

The original relief:

The owner/applicant requests a special exception pursuant to DCMR 11 3104.1, under Section 223, to add a three story rear addition to a non-conforming structure (Section 2001.3) not meeting the lot occupancy requirements (Section 403.2), and open court requirements (Section 406.1) in the R-4 district.

Revised relief:

The owner/applicant requests a special exception pursuant to DCMR 11 3104.1, under Section 223, to add a two story rear addition with covered walkway and garage to a non-conforming structure (Section 2001.3) not meeting the lot occupancy requirements (Section 403.2), rear yard setback minimum (Section 404), and open court requirements (Section 406.1) in the R-4 district.

We would like to request the Zoning Commission to grant the request. The addition does not unduly affect the light and air of neighbors, and the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations. The revised plans are for a much more sensitive addition to the block, in keeping with the massing of the adjacent properties.

Thank you for your consideration.

Jennifer Fowler

Board of Zoning Adjustment
District of Columbia
CASE NO.19194
EXHIBIT NO.24