

# bestudio

## ARCHITECTURE

703.629.1172 michael@bestudio.co 242 10th St NE, WDC, 20002

June 29, 2017

Board of Zoning Adjustment  
DC Office of Zoning  
441 4th St NW  
Washington, DC 20001

Re: 3605 Patterson St NW Special Exception Application

To Whom It May Concern:

In fulfillment of the *Form 120 - BZA for Variance and/or Special Exception* requirements, we hereby request that the Board consider the following as proof that this application meets the specific tests identified in 11 DCMR D § 5201 for rear and side yard special exceptions:

- The light and air available to neighboring properties shall not be unduly affected:
  - The existing house has the second floor rooms set in to a gable roof, minimizing the height of the structure. The proposed design extends the main gable and shed dormer roofs to minimize the added massing. A solar study has been completed and illustrates that there is little to no impact on the adjacent properties access to light.
- The privacy of use and enjoyment of neighboring properties shall not be unduly compromised:
  - The proposed addition adds limited amount of fenestration to the side and rear elevations of the house, where existing fenestration is present at all levels of the house. Additionally, the proposed addition does not extend beyond the existing rear and side yard setbacks.
- The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage:
  - The proposed design extends the main gable and shed dormer roofs to match the original structure. While the addition will be visible from certain angles of the

street, the design is consistent with the character, scale, and pattern of the neighboring structures.

Sincerely yours,

A handwritten signature in black ink, consisting of a stylized 'M' followed by a series of overlapping horizontal and diagonal strokes that form a signature.

Michael Blake, AIA