



31 May 2018

RE: BZA Application – Special Exception  
Case #19802  
1318 Constitution Ave, NE  
Kulkarni Residence  
ANC Outreach

Dear Mr. Phil Toomajian,

The owners of 1318 Constitution Ave, NE would like to add a roof deck with an enclosed access stairwell to the rear portion of their existing home. The portion of the home where the proposed work is planned extends 20' past the rear wall of the adjacent attached building. This exceeds the maximum distance of 10' allowable in this zone (RF-1) by Title 11, Subtitle E, Chapter 2, Section 205.4. The reason for this deviation is that this structure was originally built in 1904 as a church and later converted to residential use and re-zoned. Due to the fact that the existing structure is non-conforming the home owners must obtain a special exception and are seeking your support. ANC support carries great weight with the BZA and would be greatly appreciated. If you have any questions please do not hesitate to contact our office.

Sincerely,

Agent for Owner:  
Douglas Soe Lin, AIA  
Principal  
Soe Lin & Associates, LLC  
(301) 986-9300