

Supplemental Filing

Special Exception Application
232 10th Street SE- BZA Case No.20467

via IZIS

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: June 1, 2021

Subject: Supplemental Submission- BZA Case No. 20467- 232 10th Street SE

Dear Board of Zoning Adjustment,

This filing serves to explain revisions made to the plans for a rear and rooftop addition, submitted on June 1, 2021.

The original plans for a three-story rear/partial rooftop addition were filed on February 17, 2001. The applicants met virtually with the ANC 6B05 SMD representative and nearby neighbors on April 29th, 2021, and then again on May 12th, 2021.

During the meeting on April 29th, neighbors expressed several concerns about light, air, and privacy. As a result of this feedback, the applicant has proposed significant modifications to the design.

Below are the changes made by floor:

Cellar: Addition depth has been reduced by 3'. Previous lot occupancy was 69.9%, has been reduced to 62.9%.

First Floor: Addition depth has been reduced by 7'. Previous lot occupancy was 69.9%, has been reduced to 58.3%.

Second Floor: Addition depth has been reduced by 7'. Previous lot occupancy was 69.9%, has been reduced to 58.3%.

Third Floor: Addition size unchanged, however it has been shifted 2' to the west. This was done to reduce the massing at the rear of the addition. The original 10' rear rooftop balcony has been eliminated.

Roof: The gabled roof has been changed to a low slope roof. Overall height is now 34'. It was previously 35' to the peak.

Sun Studies have been added to the record:

232 10th Street SE Sun Study 5-20: This sun study demonstrates the impact of the addition over the course of the year.

232 10th Street SE Sun Study ALLEY SPRING 5-20: This shows the spring equinox, every daylight hour on the hour all day from the alley perspective.

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232 10th Street SE Sun Study ALLEY WINTER 5-20: This shows the winter solstice, every daylight hour on the hour all day from the alley perspective.

232 10th Street SE Sun Study BLOCK VIEW WINTER 5-20: This shows the winter solstice, every daylight hour on the hour all day from the bird's eye perspective.

Summary:

The revised plans greatly reduce the impact on neighbors. The property most impacted by the addition is at 230 10th Street SE, and that property owner has submitted a letter in support based on the original filings.

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.

Thank you for your consideration.

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Jennifer Fowler

BZA Case No. 20467
232 10th Street SE

CERTIFICATE OF SERVICE

I certify that on June 1, 2021, an electronic copy of this Supplemental Submission was served on the following on behalf of the Applicant, Geoffrey Anderson and Harriet Tregoning.

DC Office of Planning
Jonathan Kirschenbaum
jonathan.kirschenbaum@dc.gov

Advisory Neighborhood Commission 6B

ANC Office
6B@anc.dc.gov

Ready, Brian, Chairperson
6b03@anc.dc.gov

Holtzman, Steve (SMD 6B05)
6b05@anc.dc.gov

Holman, Corey, PZC Chair
6b06@anc.dc.gov

Respectfully,

A handwritten signature in black ink, appearing to read 'Jennifer Fowler', with a long horizontal flourish extending to the right.

Jennifer Fowler
Fowler Architects
Agent