

Supplemental Filing

Special Exception Application
1227 E Street SE- BZA Case No.20537

via IZIS

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

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

Date: November 11, 2021

Subject: **Supplemental Submission- BZA Case No. 20537- 1227 E Street SE**

Dear Board of Zoning Adjustment,

This filing serves to explain revisions made to the plans for a rear addition, submitted on November 11, 2021.

The original plans for a two-story rear addition were filed on June 4, 2001. The applicants met virtually with ANC 6B on October 5th, 2021, and then again on October 12th, 2021.

During the meetings the neighbor at 1225 E Street SE expressed concerns about light and air. As a result of the feedback from the ANC, the applicant met with the neighbor on October 26th to propose modifications to the design.

After the meeting and follow up email conversations an agreement was made on design modifications that resulted in the neighbor's support for the project.

Below are the changes:

- The screen porch and light well were removed.
- The overall length of the addition was reduced by 1.5'.
- The second floor was set back 3' from the property line starting at 6' from the rear wall of 1225 E Street SE. A balcony was incorporated into this side set back.
- A carriage house was added to the rear of the property increasing the proposed lot occupancy from 59.0% to 70.0%.
- Agreements were also reached regarding an existing tree, the fence height, and an offer of a raised planter. See Exhibit A for the Memorandum of Understanding.

Sun Studies have been added to the record:

1227 E St SE Shadow Study 11-4-21: This sun study demonstrates the impact of the addition on the rear of 1225 E Street SE in spring and mid-summer.

1227 E St SE Comparative Solar Shading Study 11-4-21: This study shows that the proposed addition does not significantly interfere with the existing solar energy system at 1225 E Street SE.

Summary:

The revised design reduces the impact on neighbors. The property most impacted by the addition is at 1225 E Street SE, and that property owner has submitted a letter in support based on the revisions to the design.

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We would like to request the Zoning Commission to grant the relief. 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.

Michael Fowler

Mike Fowler, AIA

Memorandum of Understanding

This document reflects a memorandum of understanding between Margaret McCulloch, owner of 1227 E Street SE, and Jessica McGlyn, owner of 1225 E Street SE, regarding the planned rear addition to 1227 E Street SE.

The parties are aware that a small cherry tree is growing on the property of 1225 E Street SE adjacent to the proposed addition. To avoid any potential impact to the structural root zone by the proposed addition, Ms. McCulloch will bear all costs or expenses in connection with relocating the tree to another part of the rear yard. Ms. McGlyn agrees to this tree work, and to allow access to her property for purposes of same.

The parties are aware that there is also a vegetable garden on the property of 1225 E Street SE adjacent to the proposed addition. Ms. McCulloch will provide a raised planter to accommodate relocation of plants impacted by the small change in sunlight during some of the early morning hours.

Additionally, Ms. McCulloch agrees that the height of the 7'-0" wood privacy fence will not be extended vertically along the length of the shared property line with 1225 E Street SE.

 11/8/2021

Margaret McCulloch

 11/8/2021

Jessica McGlyn

BZA Case No. 20537
1227 E Street SE

CERTIFICATE OF SERVICE

I certify that on November 11, 2021, an electronic copy of this Supplemental Submission was served on the following on behalf of the Applicant, Margaret McCulloch.

DC Office of Planning
Stephen Mordfin
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Advisory Neighborhood Commission 6B
ANC Office
6B@anc.dc.gov

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

Holman, Corey, SMD
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Jessica McGlyn, 1225 E Street SE
jess.mcglyn@gmail.com

Respectfully,

Michael Fowler

Mike Fowler, AIA
Fowler Architects
Agent