

Supplemental Filing

Special Exception Application
751 10th Street SE- BZA Case No.20615

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: January 18, 2022

Subject: **Supplemental Submission- BZA Case No. 20615- 751 10th Street SE**

Dear Board of Zoning Adjustment,

This filing serves to explain revisions made to the plans for a carriage house and rear addition, submitted to IZIS on January 18, 2022.

Revised architectural plans and sun studies dated 1/7/22 have been submitted into the record along with this filing.

The original plans were filed in September 2021. The plans were shared with ANC 6B Planning and Zoning Committee on January 4, 2022. The committee took no position at that time due to opposition by the owners of the apartment building at 747 10th Street SE, Robert and Margaret McCulloch.

Plans were subsequently revised and shared with the McCulloch's on January 10, 2022. They did not accept the compromise plans.

The full ANC 6B reviewed the revised plans at their regularly scheduled meeting on January 11, 2022. They were satisfied that the revisions were adequate to address the concerns of the building owner. They voted to support the project.

Summary of Changes:

First Floor: The east wall of the addition that faces 10th Street SE has been moved back so that it aligns with the corner of the court at 747 10th Street SE. This results in a 15 square foot reduction in lot occupancy.

A new closed court has been added at 751 10th Street that aligns with the western court of the apartment building. It is 6'-0" long and 3'-0" wide, resulting in an 18 square foot reduction in lot occupancy

Second Floor: The east wall of the addition that faces 10th Street SE has been moved back so that it aligns with the corner of the court at 747 10th Street SE. This results in a 15 square foot reduction in lot occupancy.

Board of Zoning Adjustment
District of Columbia
CASE NO.20615
EXHIBIT NO.29

A new closed court has been added at 751 10th Street that aligns with the western court of the apartment building. It is 6'-0" long and 3'-0" wide, resulting in an 18 square foot reduction in lot occupancy

Roof:

The rear addition height has been reduced from 24'-0" to 22'-0", for a reduction of 2'-0" in overall height.

Summary:

You can see in the floorplans the significant concessions made by the applicant. The original filing proposed a lot occupancy of 69.9%. The current proposal reduces that number to 68.3%. Additionally, the rear addition height was reduced significantly.

We would like to request the Zoning Commission to grant the request. The requested relief is consistent with the intent and purpose of the Zoning Regulations.

Thank you for your consideration.


Jennifer Fowler

BZA Case No. 20615
751 10th Street SE

CERTIFICATE OF SERVICE

I certify that on January 18, 2022, an electronic copy of this Supplemental Submission was served on the following on behalf of the Applicants, Thomas Picarsic and Katherine Kuzma.

DC Office of Planning
Karen Thomas
karen.thomas@dc.gov

Advisory Neighborhood Commission 6B

ANC Office
6B@anc.dc.gov

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

Oldenburg, Kjersten (SMD 6B04)
6b04@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 line extending to the right.

Jennifer Fowler
Fowler Architects
Agent