


BZA APPLICATION


Application # B2110122	Re: Special Exception Request
To: Board of Zoning Adjustment	Project location: 428 11th Street SE Washington DC 20003
From: Ileana Schinder, Architect ile@ileanaschinder.com	Date: March 17, 2022

Impact on adjoining houses

The existing property is an owner-occupied single-family home. The proposed rear addition will impact the adjoining properties as described below.

	<p>The proposed addition will not affect either adjoining property facing the street.</p>
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**Relationship to 426
-Property to the north of proposed project-**

	<p>426 11th Street – Property to the North of 428 – will face a 1 level party wall that extends from the existing residence. See below for additional images.</p>
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The addition will lengthen 428 but will not exceed the length of the building at 426.



This image illustrates the oversize lot coverage of existing 426 and how the proposed 428 will be smaller in footprint and depth of 426.

**Relationship to 424
-Property to the south of proposed project-**



The proposed addition will respect the existing location of the existing building envelope and expand backwards. The project proposes a new window on the existing wall to provide access to natural light to an office. No other windows will be added on the south facing wall.



This image shows 426 & 428. See additional images at attached pdf exhibits.