
2525 Belmont

v fowlkes <vw@fowlkesstudio.com>

Tue, Aug 6, 2024 at 4:28 PM

To: Nick Potter and Lauren Penneys <nicholaspotter212@gmail.com>, Lauren Penneys <lpenneys@gmail.com>

Cc: Paul Bogosian <paul@peakprojects.com>, Toni Ann Cox <tcx@peakprojects.com>

Hi Nick and Lauren, I hope you are both well.

As you know, we have been working on plans for a renovation at 2525 Belmont. Most of the work will be on the interior but we are hoping to make a few enlargements. The house is already non conforming so pretty much anything we are going to do on the first floor will require zoning relief. I wanted to confirm, therefore, that you have no objection.

The changes to the exterior of the building are as follows:

1. New windows throughout.
2. New limestone cladding on the entire structure.
3. New third floor addition over the left flank of the house when viewed from the street. This will be set in a few feet from the perimeter of the current building.
4. New hipped roof over the right flank. The material of the roof will match the existing roof in the center.
5. New 1-story front porch over the front door. This will only project from the building by approx 24".
6. New 1-story side addition on the left side of the house when viewed from the street. This structure will have windows that overlook the rear and the side -- there will be no windows facing the street.

We are going to the Board of Zoning Adjustment for #5 and #6. The house already exceeds the allowable lot occupancy so any addition on the first floor will need relief and the side addition will create a non conforming side yard. We are hoping that there will not be a lot of opposition given that there is no neighbor who will be affected on the side.

I have attached a zoning diagram as well as a front elevation. I would love it if you could take a look and let me know if you have any concerns. Please let me know either way.

Best,
VW

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VW Fowlkes, AIA, LEED AP

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2 attachments



240806 - Zoning Diagram.pdf

55K



2525 Belmont SD 80 percent 13.pdf

632K

2525 Belmont

Nick Potter <nicholaspotter212@gmail.com>

Mon, Aug 12, 2024 at 8:04 PM

To: Lauren Penneys <lpenneys@gmail.com>

Cc: v fowlkes <vw@fowlkesstudio.com>, Paul Bogosian <paul@peakprojects.com>, Toni Ann Cox <tcx@peakprojects.com>

VW,

Sorry, of course there are no concerns or objections. We learned a long time ago to trust your vision.

Good luck with zoning.

Best,

Nick

Sent from my iPhone

On Aug 7, 2024, at 8:47 AM, Lauren Penneys <lpenneys@gmail.com> wrote:

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