

District of Columbia Board of Zoning Adjustment
441 4th Street NW, Suite 210-S
Washington, DC 20001

Re: Application for Special Exception– for a 17ft rear addition at 630 Randolph, NW,
Washington, DC, 20011
BZA Application No.21384

Dear Chairperson and Members of the Board:

I am writing in support of our application regarding improvements to the property at 630 Randolph St NW DC. Our proposal includes a 17ft rear addition to make an approximately 27 feet extension component as shown on the plans, renderings, and light & shadow studies submitted to the record. We respectfully request that the BZA approve the application as the project is consistent with the established pattern of development in the neighborhood. Images earlier submitted clearly show other row buildings in the neighborhood with similar rear extension.

We have had a detailed conversation with Ms. Chavis Williams- our neighbor at 628 Randolph St NW to understand her concerns and to walk her through the project. We have also had friendly conversations while clearing the snow together during the aftermath of the recent winter storm.+ We showed her the plans and the supporting studies and explained the project’s location, height, and limits. While we respect her perspective, the technical information demonstrates that the proposal will not affect her property in the ways she fears. Ms. Chavis Williams in that conversation, acknowledged that there are other buildings within our neighborhood with similar rear extension, but stated that, maybe their next-door neighbor did not complain about it during the approval process and she also shared that she does not want to see “any type of wall” at the rear of the building. We understand this preference and, although visibility of a rear wall is not an impact that changes the use of her property, we are taking it seriously as a neighborly concern. To that end, we intend to add a landscape-style painted treatment (and/or other attractive finish improvements) on the rear-facing wall to soften the view from her yard and make the rear elevation more visually pleasant.

The proposed rear addition is entirely on our lot and does not extend into, reduce, or physically alter Ms. Williams' rear yard in any way. The length of our addition does not change the length of her yard; it changes only the configuration of our building footprint within our property line.

Further, rear additions of this general type and scale are common in this neighborhood, and Ms. Williams acknowledged that similar approved extensions exist nearby. Our design aligns with that prevailing pattern rather than creating a new or unusual condition.

The record already submitted includes the renderings, and light & shadow studies requested by the BZA, which show that the project will not materially reduce light to Ms. Williams' rear yard beyond normal conditions typical for attached/close-set DC homes. Likewise, the proposal does not introduce a condition that would meaningfully obstruct airflow in the rear yard in a way that differs from what is already characteristic of the built environment.

In short: the objective documentation submitted to the Board supports the conclusion that the addition does not create an adverse effect on light, air, or the reasonable enjoyment of Ms. Chavis Williams' property.

Ms. Williams acknowledged the presence of similar additions/extensions that have been approved and constructed nearby, and we have observed the same. The project is designed to be consistent with neighborhood character and compatible with surrounding homes that already include comparable rear additions and improvements.

We also spoke with the neighbors, and they are supportive of the project, including the neighbors to our left (Mr. & Mrs. Richard Williams #632 Randolph St.), rear (Mr. Justine & Ms. Rachel Schreiber #3819 7th St.), and far right (Ms. Hannah & Eric, Christensen #626 Randolph St.) (just after Ms. Chavis Williams). This support reflects the community understanding that the project is reasonable, consistent with the surrounding built context, and unlikely to create the kinds of impacts alleged.

We appreciate the BZA's careful review and the opportunity to address the concerns raised. Based on the submitted plans, renderings, and the light & shadow analysis—together with the established presence of similar additions in the neighborhood—we respectfully submit that the

proposal will not adversely affect Ms. Williams and will remain fully compatible with the surrounding residential character.

For these reasons, we ask the Board to approve our application.

Respectfully,

Adetokunbo Harrison
Adetokunbo Harrison

