



202.670.2739 michael@bestudio.co 5039 Fulton St NW, WDC, 20016

April 08, 2025

Board of Zoning Adjustment
DC Office of Zoning
441 4th St NW
Washington, DC 20001

Re: 1738 Hobart St NW, WDC 20009 Special Exception Application

To Whom It May Concern:

In fulfillment of the *Form 120 - BZA for Variance and/or Special Exception* requirements, we hereby request that the Board consider the following as proof that this application meets the specific tests identified in 11 DCMR E § 5201.4 and X § 901 for special exceptions:

1) E § 5201

a) The light and air available to neighboring properties shall not be unduly affected:

- i) The proposed work is on the alley-facing façade of the property, which along with the neighboring rowhomes, is oriented to the south. Shade cast on the west abutting property will be limited to morning hours in the winter and impact the cellar level fenestration and the easternmost window on Level 01. Shade cast on the east abutting property in the afternoon is not substantially different than the shade cast by the existing stairs that run along either side of the eastern property line.
- ii) The railing design along the rear property lines shall be as open as permitted by the building code, and operable privacy screening along the side property lines allow sunlight to penetrate when in an open position.

b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised:

- i) The proposed deck does not substantially impact the expectation of privacy on the 16' wide alley with rowhomes on both sides.
- ii) Operable privacy screens along the side property lines offer privacy for the homeowners and adjacent neighbors, above and beyond that which is provided by a code required guard rail.

1738 Hobart St NW, WDC 20009

Square: 2588 | Lot: 0103

Board of Zoning Adjustment
District of Columbia
CASE NO.21310
EXHIBIT NO.13

- c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage:
 - i) The new construction improves the alley-scape by providing depth and variation to an otherwise flat grouping of rowhomes.
 - ii) The proposed rear deck will harmonize with the numerous other properties along the rear alley that have a rear yard deck or a zero-lot line accessory structure.
 - iii) The height of the proposed rear deck is consistent with the decks of the neighboring properties, reinforcing the scale of the alley.
- d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.
 - i) Please refer to the Architectural drawings

2) X § 901.2

- a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - i) The new construction improves the alley-scape by providing depth and variation to an otherwise flat grouping of rowhomes.
 - ii) The proposed rear deck will harmonize with the numerous other properties along the rear alley that have a rear yard deck or a zero-lot line accessory structure.
- b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
 - i) The proposed deck does not substantially impact the expectation of privacy on the 16' wide alley with rowhomes on both sides.
 - ii) Operable privacy screens along the side property lines offer privacy for the homeowners and adjacent neighbors, above and beyond that which is provided by a code required guard rail

- c) Will meet such special conditions as may be specified in this title.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'MB' with a stylized flourish.

Michael Blake, RA
bestudio, LLC