

SUPPLEMENTAL INFORMATION FILING

BZA Application No. 19680

Pursuant to Subtitle Y, Section 301.14, the Applicant files herewith supplemental information in support of its application for special exception relief under Subtitle E, Section 205.5.

Axonometric Projections (Drawing A-3.1 (01/0318)

One of the burdens the Applicant must discharge is to demonstrate that the proposed addition which extends more than ten feet beyond the rear wall of any adjacent rowhouse shall not have a substantially adverse effect on an adjacent dwelling. The Applicant's architect has prepared axonometric views of the subject property and the rowhouses on either side of it as viewed from the northwest. The upper left image shows the existing assemblage of 1946, 1948 (the subject property) and 1950 2nd Street, NW.

The proposed addition to the subject property is virtually identical to the completed addition on 1946 2nd Street NW, which was erected under the 1958 Zoning Regulations. The existing building on the subject property presently extends five feet (5') beyond the rear wall of the adjoining rowhouse to the north, 1950 2nd Street NW. With the proposed addition, the rear wall on the subject property will be twenty-three feet (23') beyond that of 1950 2nd Street NW. The Applicant has discussed the site plan and the party wall construction with the owner of 1950 2nd Street NW, Mrs. Gwendolyn Ford. She has also had the opportunity to view the improvements made to 1946 2nd Street NW, which is the best visualization of the proposed addition for the subject property. By letter dated November 21, 2017, Mrs. Ford indicated her support for the Applicant's request for special exception relief. A copy of this letter is attached.

Aerial View of Square 3088

The aerial view from Google Earth is from 2017 and it pre-dates the construction of the addition to 1946 2nd Street NW. What is does show is the projection of the rowhouses into the rear yards on the western side of 2nd Street NW. As noted by the staff report of the Historic Preservation Review Board, when considering the design of the garage at 1946 2nd Street NW the block is characterized by exceptionally deep lots (150-feet) and enclosed sleeping porches which have extended the structures into the rear yards. In fact, one of the houses, 1938 2nd Street NW, has extended the rowhouse in a manner similar to what has been done to 1946 2nd Street NW and what the Applicant proposes for the subject property. The four rowhouses at the northern end of the block (1952, 1954, 1956 and 1958 2nd Street NW) are almost twice the size of the more typical rowhouse style on this block and extend into their rear yards at least as far as the Applicant proposes for the subject property.

The variety of rowhouse styles and the improvements made to them suggest strongly that the Applicant's proposal is compatible with the character, scale and pattern of rowhouses in this block of 2nd Street NW.

Contacts with Advisory Neighborhood Commission 1B

The Applicant reached out to the SMD Commissioner for ANC-1B01, Anita Norman, even prior to the filing of the instant application in order to introduce and explain the proposed addition to 1948 2nd Street NW. At the request of ANC-1B, the Applicant obtained a postponement of the public hearing scheduled for January 31, 2018, to permit the full ANC-1B review process to conclude prior to the public hearing. On January 16, 2018, the Applicant

presented its plan to the ANC-1B Zoning Planning and Development Committee and will appear on the agenda for the regular meeting of ANC-1B on February 1, 2018.

Respectfully submitted,



George R. Keys, Jr.
Jordan & Keys, PLLC
Counsel for the Applicant

**FOR
SUBMISSION
TO DC BZA**

PROJECT:
1948 SECOND ST NW
RENOVATION &
ADDITION
1948 SECOND STREET NW
WASHINGTON DC 20001

OWNER:
LAWRENCE BRAITHWAITE
1948 SECOND ST NW
WASHINGTON DC 20001
(718)
551-6529

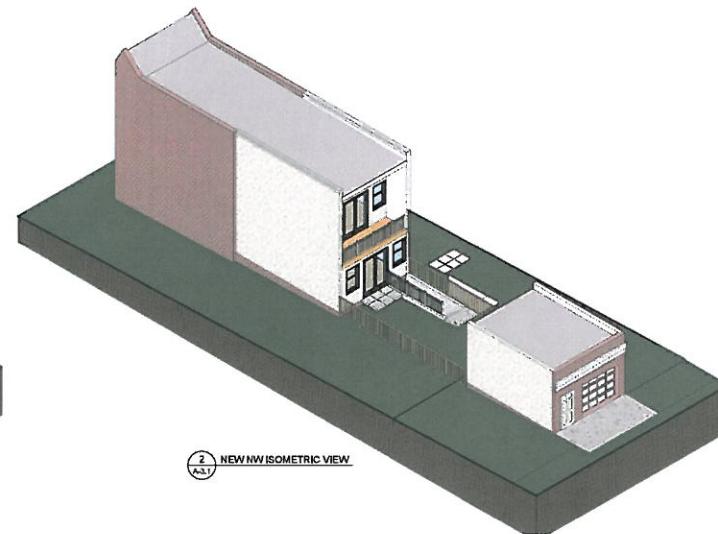
DESIGN:



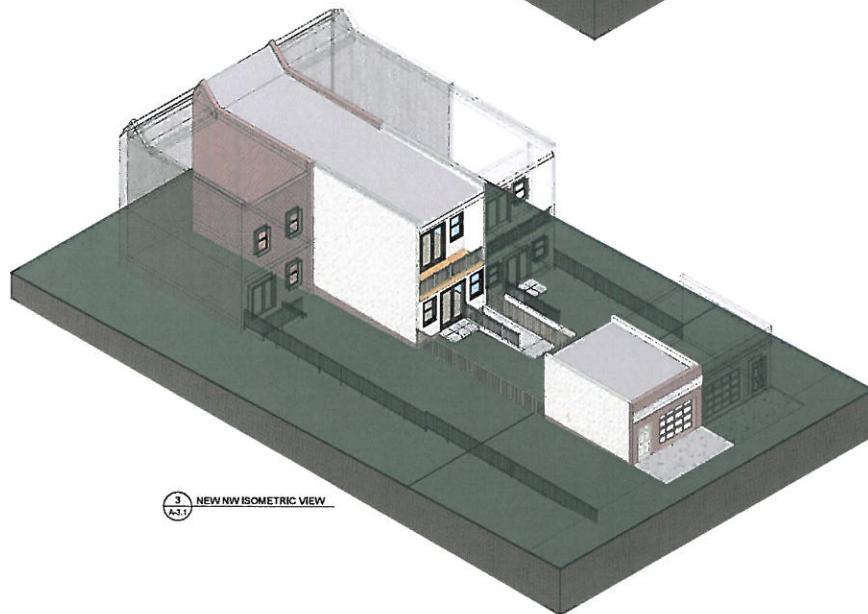
ARC CONSULTANTS LLC
4116 AMES STREET NE
UNIT 204
WASHINGTON DC 20019



1 EXISTING NW ISOMETRIC VIEW
A-3.1



2 NEW NW ISOMETRIC VIEW
A-3.1



3 NEW NW ISOMETRIC VIEW
A-3.1



4 WEST PERSPECTIVE VIEW
A-3.1

DRAWN 01/03/2015

A-3.1

November 21, 2017

Frederick L. Hill, Chairperson Appointee
District of Columbia Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W. – Suite 210 South
Washington, D.C. 20001

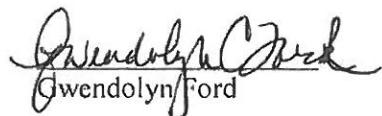
Re: Special Exception Application for 1948 2nd Street, N.W.

Dear Mr. Hill:

I am Gwendolyn Ford, the owner of 1950 2nd Street, NW. I became the beneficial owner of the property after the passing of my husband Vincent R. Jones. I have been in conversation with Larry Braithwaite, concerning his plans to extend the rear of his property at 1948 2nd Street, NW approximately an additional 16 feet. I have had the opportunity to review architectural plans of Larry's proposed renovations that were filed with his application to the Zoning Board. I understand that the planned extension of 1948 2nd Street would be similar to the extension that Larry implemented at his residence at 1946 2nd Street, NW, which has provided me with a definite appreciation of the design and potential impact of the proposed addition to 1948 2nd Street.

I understand that Larry is seeking approval from the Zoning Board for his proposed addition to 1948 2nd Street. I support Larry's plans to maximize the usable space of his property, as I also have an interest in one day extending the rear of my property for the benefit of my daughter who plans to return to LeDroit Park in the coming years after she graduates from college. I also consider Larry's plans to add off-street parking to be a helpful benefit for the neighborhood.

Sincerely yours,


Gwendolyn Ford



CERTIFICATE OF SERVICE

I hereby certify that on this 31st day of January, 2018, a copy of the foregoing Supplemental Information Filing of Quentin Ventures, LLC In BZA Application No. 19680 for special exception relief for property located at 1948 2nd Street, N.W. (Lot 0050, Square 3088) was mailed US Mail, first class, postage pre-paid, addressed to the following:

Advisory Neighborhood Commission 1B
2000 14th Street, N.W. – Suite 100B
Washington, D.C. 20009

D.C. Office of Planning
1100 4th Street, S.W. – Suite 650E
Washington, D.C. 20024
Attn: Crystal Myers, AICP


George R. Keys, Jr.