

20 June 2018

Mr. Anthony D. Jackson  
5048 11<sup>th</sup> Street NE  
Washington, DC 20017

DC Office of Planning  
Office of Zoning - BZA  
441 4th Street NW, Suite 210-S  
Washington DC 20001

Dear Sir or Madam

The purpose of this letter is to provide a detailed statement explaining how the proposed addition on the rear of my home at 5048 11<sup>th</sup> Street NE meets the specific tests identified in the zoning regulations for a special exception.

My lot currently sits in the middle of the block of my neighborhood. The home has been in my family since 1957. My daughter will use the property as her primary single family residence. The house sits closer to the east end of my lot and I currently have a 72 foot rear yard. Upon the completion of the proposed addition the rear yard will be 57 feet, clearly exceeding the 20 foot requirement of Title 11, Chapter 3, Section 306.2.

The addition I would like to build on my home would extend the rear wall 15 ft, which is 5 ft farther than the existing west wall of the home in order to create a continuous extension of the out-dated and poorly sized kitchen, master bedroom, and basement of my current home. We are therefore currently seeking relief from Title 11, Chapter 3, Section 306.3, in accordance with Section 306.4 whereas a special exception to this requirement may be granted by the BZA pursuant to Subtitle X, Chapter 9.

For the construction of the addition, we are going to remove the rear walls of the original house. The proposed addition will consist of master bedroom suite, kitchen, and basement bedroom. This proposed addition to the house will be constructed entirely to the rear, west side, of the property. In order to construct the addition as proposed, we would like to extend the rear walls of the existing house so that the interior of the addition is in line with the interior of the existing house. While we understand that our neighbors access to light could be a concern; since the rear of our house and the adjacent homes all face west, both of our neighbors will still have access to direct sunlight during the part of the day when the sun is in the west (i.e. the rear side of our home).

Respectively submitted,



Anthony D. Jackson