

August 3, 2018 (Updated Cover Letter v2)

**Adam J. Rubinson**  
**Susan P. Weinstein**  
Home Phone: 202-363-0014  
Mobile Phone: 202-491-7005  
adam.rubinson@gmail.com

VIA IZIS  
Mr. Frederick Hill,  
Chairperson Board of  
Zoning Adjustment  
441 4<sup>th</sup> Street NW Suite 210S  
Washington, DC 20001

**Re: BZA Application for 4821 43rd Street, NW  
Square 1672, Lot 0009 – Application for Special Exception Relief  
DCRA BZA Case#: FY-18-39-Z**

Dear Chairperson Hill and Members of the Board:

We, Adam Rubinson and Susan Weinstein, owners of 4821 43rd Street, NW, ask that you please accept our filing for the enclosed application. We request a special exception pursuant to D-306.4 to construct a one-story rear addition (with a deck on top, and stairs from the deck to ground level) that extends further than ten (10) feet beyond the farthest rear wall of an adjoining principal residential building pursuant to D-306.3 (X, 901.2).

We believe the enclosed demonstrates that the application meets each element of the relevant review standards for special exceptions specified in Subtitle X § 901. Specifically, we believe we demonstrate: lack of substantially adverse impact to abutting neighbors; non-opposition to the project from abutting neighbors; lack of any view to the proposed project from a public street or alley (and, that it is also in keeping with the character of the neighborhood, as demonstrated by the precedent of a similar neighborhood project, previously approved by the District in the last few years). We would also like to stress that our inability to do this addition to our home – which we have been planning for many years -- will have a major impact on our family's quality of life.

The application package includes the following materials:

1. BZA Form 120, Application for Special Exception
2. BZA Form 126, Fee Calculator
3. Referral Memo from DCRA to BZA

4. Agent Authorization Letter
5. Pledge of Intent to Contact ANC, OP, and Neighbors
6. Statement of Initial Community Outreach (Efforts Made To-date to Contact ANC, OP, and Neighbors, showing evidence of support)
7. Signed Building Plat
8. Building Plat with DC Atlas
9. Site Plan (with stairs)
10. Backup Site Plan (without stairs)
11. Architectural Plans and Details (with stairs)
12. Backup Architectural Plans and Details (without stairs)
13. Applicant's Statement of **Burden of Proof – Special Exception** (document below), which also contains a statement of intended use
14. Color Images (Photographs) of the Property
15. List of names and mailing addresses of owners of all property within 200 feet of the boundaries of the Property, as supplied by DC OTR
16. Map of 200-foot radius of Property, as supplied by DC OTR
17. DCOZ Zoning Map, depicting the Property and its surroundings
18. Summary of Planned Witness Testimony
19. Statement of Existing and Intended Use
20. Statement of Neighborhood Support for Project (Signed by Adjacent Property Owners)

Based on our interpretation of the instructions on the BZA website, and in consultation with BZA staff, we believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions please do not hesitate to contact us at 202-491-7005 or adam.rubinson@gmail.com.

Thank you for your attention to this application.

Sincerely,



Adam Rubinson and Susan Weinstein  
(Homeowners of 4821 43<sup>rd</sup> Street NW)