

July 26, 2019

Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington, DC 20001
(202) 727-6311
dcoz@dc.gov

RE: 5011 Garfield Street NW – Special Exception Criteria for Tree Protection

Dear BZA Officials:

SAINT PC. is a Washington DC Architectural firm that has been hired by the resident Owner at the above mentioned address, to make a small kitchen addition on the second level of the existing residence. The existing residence is located on a sloped property and surrounded by a thick concentration of trees and landscaping.

Per Subtitle D 1310.1, special exceptions in the R-21 zone are subject to the criteria of Subtitle D 5201, 5202, and 5205. We have been asked to address section D 5202, "Special Exception Criteria for Tree Protection", in particular to ensure the plans meet the criteria of D 5202.1(a-d). Per D 5202.3, as listed below:

- a) A site plan for development, including computation and illustration of total lot occupancy and impervious surface ratio, and regulated trees proposed to be removed; and
- b) A plan and statement indicating how trees to be preserved on the lot will be protected during the construction period, including reference to proposed procedures to guard against long-term damage by such factors as soil compaction.

A site plan has been submitted and includes information about existing trees, building and impervious surfaces such as driveways, sidewalks and concrete patio slabs. Additionally, the site plan does illustrate the proposed addition to the rear of the existing house. The proposed building addition will replace an existing rear deck of approximately the same footprint. There are no trees planned to be removed or affected in any way as a result of the proposed addition. Therefore, no special exception for tree protection is required.

Should there be any questions or if you require additional information, please do not hesitate to contact me via e-mail or phone. I can be reached on my cell at: (202) 422-6763.

Best Regards.



07.25.19

Francisco Beltran, AIA
Principal / SAINT P.C.

Date

CC: Clementine Thomas – Residence Owner
Sam Vasfi - Residence Owner

Board of Zoning Adjustment
District of Columbia