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Board of Zoning Adjustment
Washington, DC Office of Zoning

Re: Special Exception for 906 11th Street, NE BZA Case #20229

To Whom It May Concern:

At our Board of Zoning Adjustment hearing this morning, it was brought up that the Board would prefer that the front roof deck rail proposed should be setback at a minimum of a 1:1 ratio of height to setback distance from the intersection of the main roof and the mansard roof. We had previously interpreted the zoning regulations as setback from the edge of the total roof, which would include the mansard portion.

Taking into account the comments and concerns that were voiced this morning, we have modified the drawings to reflect that the front portion of the roof deck would be set back even further, so as to comply with a 1:1 setback from the joint between the main roof and the mansard roof. Therefore, no relief is required or requested for the front setback and the four points of special exception from our most recent burden of proof still stand. Please note that our original memorandum from the zoning administrator did not include this requirement for relief.

Thank you for taking the time to listen to our special exception. We truly appreciate the opportunity to be heard in a safe environment and commend the Board for their efforts in modifying this to a virtual hearing.

We respectfully ask for the Boards approval in this special exception case. Should you have any questions or need further information, my contact info is below.

Regards,

Jennifer Verbeke, AIA
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