

Supplemental Filing

Special Exception Application
232 10th Street SE- BZA Case No.20467

via IZIS

To: The Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: Jennifer Fowler
Architect/Agent
1819 D Street SE
Washington, DC 20003

Date: July 12, 2021

Subject: Supplemental Submission- BZA Case No. 20467- 232 10th Street SE

Dear Board of Zoning Adjustment,

This filing serves to explain revisions made to the plans for a rear addition, submitted on June 12, 2021

Revised architectural plans dated 6/30/21 have been submitted into the record along with this filing. Sun studies have also been submitted.

The original plans were filed in February 2021, and the original Hearing date was 5/26/21. Commissioner Holzman (ANC 6B SMD) moderated a meeting with neighbors on 4/29/21. Neighbors expressed concerns about the massing of the proposed three-story addition. The applicant postponed hearing date to 6/23/21 in order to resolve issues.

Plans were revised on 5/4/21, and the ANC facilitated a second meeting with neighbors on 5/12/21. Revised plans were shared.

Summary of Changes on 5/4/21 plans:

Basement- Overall length reduced by 3'

First Floor- Overall length reduced by 7'

Second Floor- Overall length reduced by 7'

Third Floor- Overall length unchanged, shifted 2' to the west. 5' setback at the rear with no roof deck.

Roof- The gabled roof has been changed to a low slope roof. Overall height 34', was previously 35' to the peak.

Neighbors continued to oppose the scaled back plans. The applicant postponed hearing date to 7/28/21 in order to resolve issues. Plans were revised on 6/30/21 and circulated by Commissioner Holzman.

Summary of Changes on 6/30/21 plans:

Third Floor- Third floor addition eliminated completely.

Revised and expanded Sun Studies have been added to the record:

232 10th Street SE Sun Study 7-12: This sun study demonstrates the impact of the addition over the course of the year.

Board of Zoning Adjustment
District of Columbia
CASE NO.20467
EXHIBIT NO.64

232 10th Street SE Sun Study ALLEY SPRING 7-12: This shows the spring equinox, every daylight hour on the hour all day from the alley perspective.

232 10th Street SE Sun Study ALLEY WINTER 7-12: This shows the winter solstice, every daylight hour on the hour all day from the alley perspective.

232 10th Street SE Sun Study BLOCK VIEW WINTER 7-12: This shows the winter solstice, every daylight hour on the hour all day from the bird's eye perspective.

232 10th Street SE Sun Study - 228 10th Impact 7-12-21: This shows the existing versus proposed impact to the alley wall at 228 10th Street SE.

Summary:

See Exhibits A and B for a graphic summary of the significant concessions made by the applicant. The original filing proposed a lot occupancy of 69.9%. The current proposal reduces that number to 62.3%. Additionally, the rear addition depth was reduced significantly. The applicants have eliminated the third floor as well as a rear balcony in response to concerns.

We would like to request the Zoning Commission to grant the request. The requested relief is consistent with the intent and purpose of the Zoning Regulations.

Thank you for your consideration.


Jennifer Fowler

BZA Case No. 20467
232 10th Street SE

CERTIFICATE OF SERVICE

I certify that on July 12, 2021, an electronic copy of this Supplemental Submission was served on the following on behalf of the Applicant, Geoffrey Anderson and Harriet Tregoning.

DC Office of Planning
Jonathan Kirschenbaum
jonathan.kirschenbaum@dc.gov

Advisory Neighborhood Commission 6B

ANC Office
6B@anc.dc.gov

Ready, Brian, Chairperson
6b03@anc.dc.gov

Holtzman, Steve (SMD 6B05)
6b05@anc.dc.gov

Holman, Corey, PZC Chair
6b06@anc.dc.gov

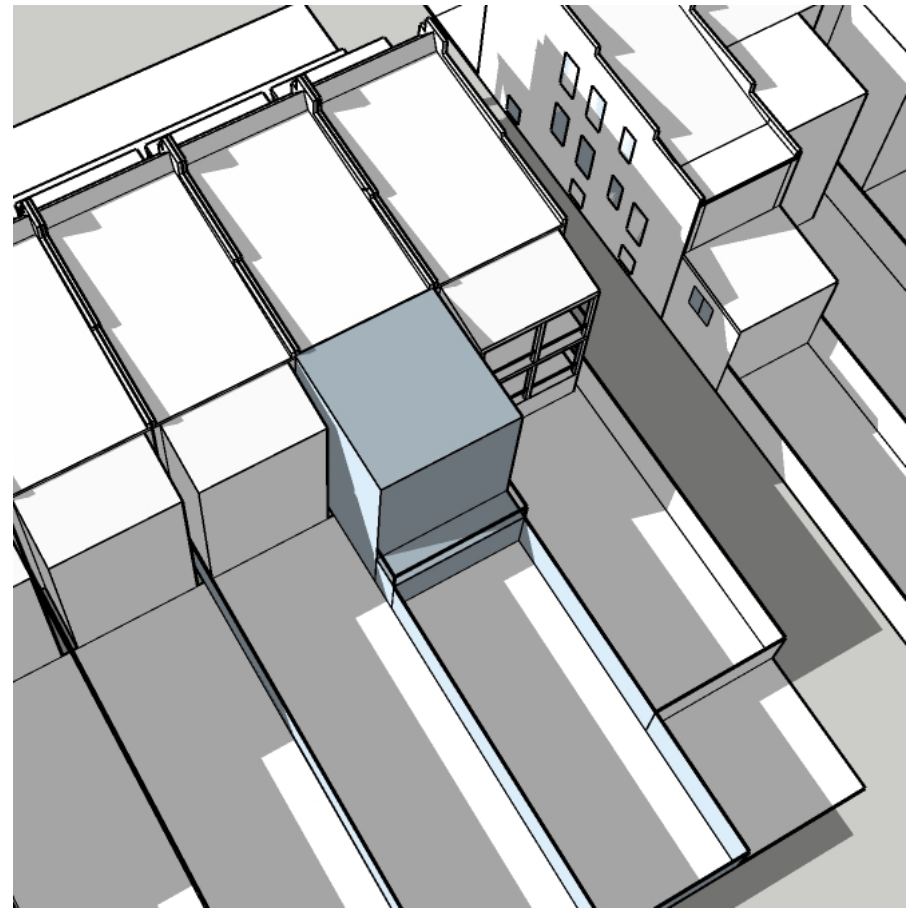
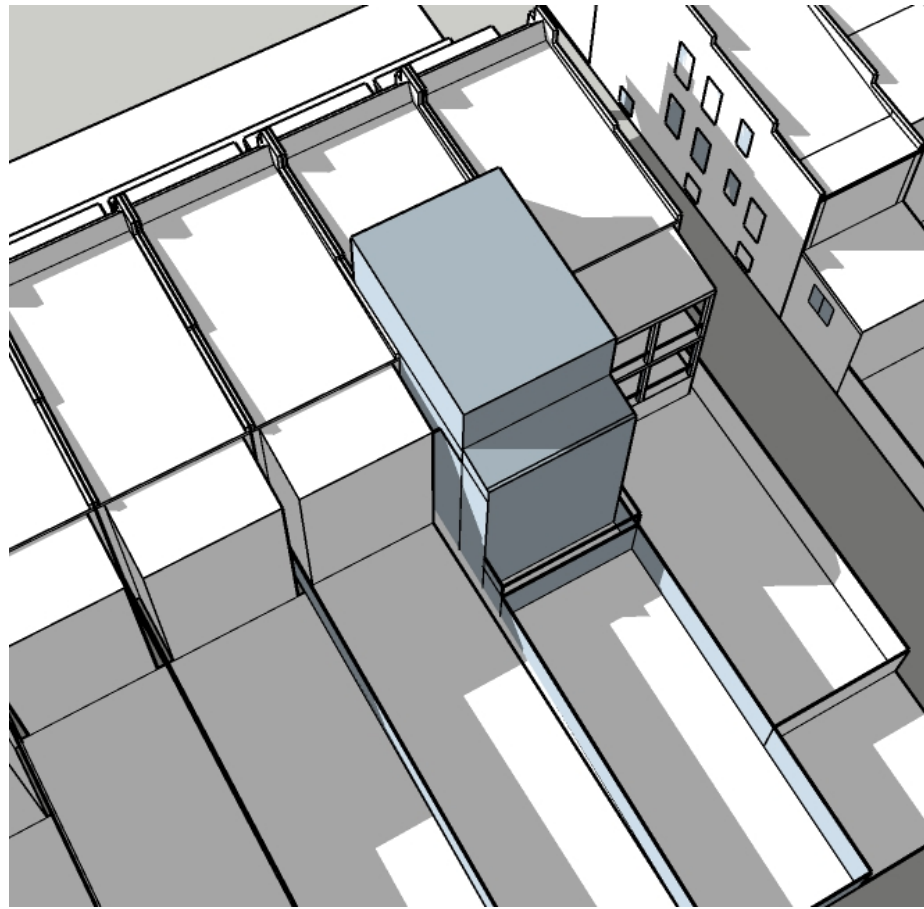
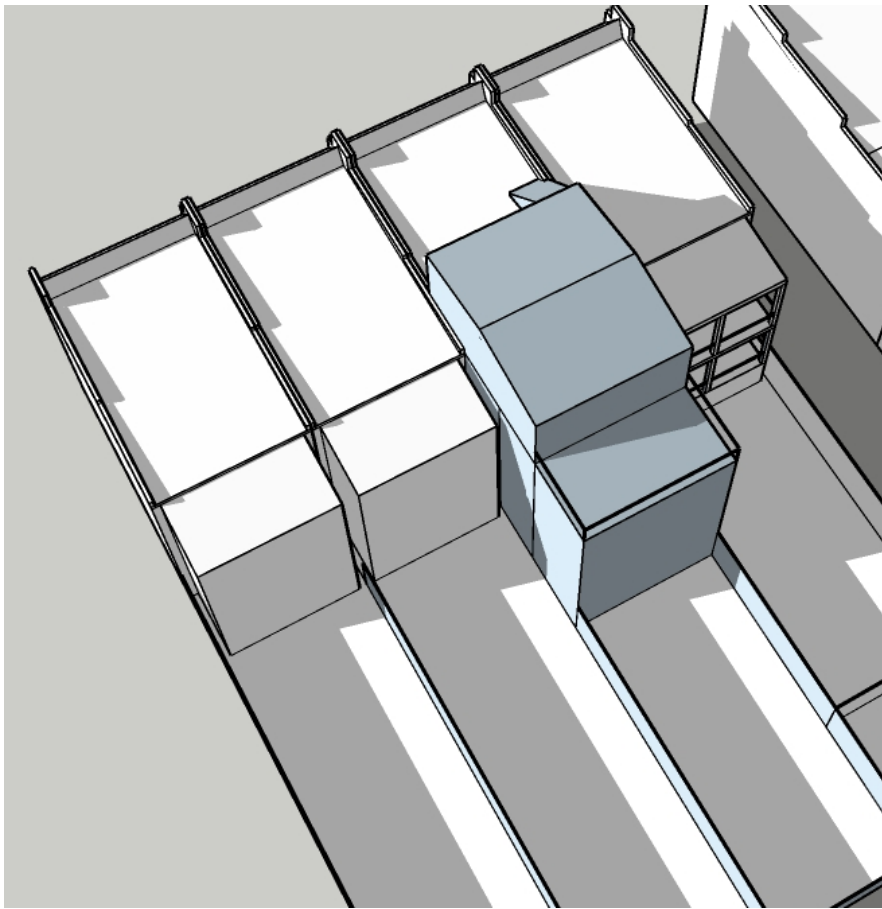
Respectfully,

A handwritten signature in black ink, appearing to read "Jennifer Fowler", with a long horizontal flourish extending to the right.

Jennifer Fowler
Fowler Architects
Agent

EXHIBIT A

232 10TH STREET SE



ORIGINAL PROPOSAL

Three Story Addition
LOT OCCUPANCY 69.9%
1st/2nd 26' BEYOND REAR WALL OF 230
1st/2nd 17' BEYOND REAR WALL OF 234

- Filed 2/17/21
- Original Hearing date 5/26/21
- Meeting with neighbors on 4/29/21

REVISED PROPOSAL

Three Story Addition
LOT OCCUPANCY CELLAR- 62.3%
LOT OCCUPANCY UPPER FLOORS- 58.3%
1st/2nd 19' BEYOND REAR WALL OF 230
1st/2nd 10' BEYOND REAR WALL OF 234

- Applicant postponed hearing date to 6/23/21 in order to resolve issues
- Plans revised on 5/4/21
- Meeting with neighbors on 5/12/21

Summary of Changes:

Basement- Overall length reduced by 3'
First Floor- Overall length reduced by 7'
Second Floor- Overall length reduced by 7'
Third Floor- Overall length unchanged, shifted 2' to the west. 5' setback at the rear with NO roof deck.
Roof- The gabled roof has been changed to a low slope roof. Overall height 34', was previously 35' to the peak.

CURRENT PROPOSAL

Two Story Addition
LOT OCCUPANCY CELLAR- 62.3%
LOT OCCUPANCY UPPER FLOORS- 58.3%
1st/2nd 19' BEYOND REAR WALL OF 230
1st/2nd 10' BEYOND REAR WALL OF 234

- Applicant postponed hearing date to 7/28/21 in order to resolve issues
- Plans revised on 6/30/21 and circulated by Commissioner Holzman

Summary of Changes:

Third Floor- Third floor addition eliminated completely.

EXHIBIT B

