

September 7, 2021

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Case No. 20560 – 1713 D Street, SE

Dear Members of the Board,

My name is Eric Cochran and I am the owner of the property located at 1703 D Street SE, which is adjacent/behind/nearby 1713 D Street, SE. I am writing to give my support for the above-referenced BZA application. I understand that the Applicant is proposing to construct a third story addition on top of the existing Building and a three-story rear addition. Accordingly, the Applicant is requesting special exception relief from the Board of Zoning Adjustment from the rooftop architectural element, ten-foot rule, and lot occupancy requirements. The Project meets all other development standards of the RF-1 zone.

I appreciate that the Addition will be similar to the existing rear addition on the neighboring property to the west at 1711 D St., SE. Our area is characterized by residential row buildings, a number of which have third stories. For example, the properties at 1702 and 1706 D St., SE also have third story additions.

I also appreciate that the only windows within the area requiring relief face directly south, overlooking the property's rear yard, the alleys to the south, and the community garden plots. Therefore, I see no difference in my privacy between a matter-of-right Addition and the proposed Addition.

Additionally, the removal of the mansard roof will not impact the light and air available to my or other neighboring properties. Therefore, I am supportive of this BZA application!

Thank you for your time and consideration!

Sincerely,

By: 

Address: 1703 D Street SE

Name: Eric Cochran

Washington, DC 20003

Board of Zoning Adjustment
District of Columbia
CASE NO.20560
EXHIBIT NO.32