

Susanna Chu & Ariel David Adesnik
4600 45th St. NW
Washington, DC 20016

Dear neighbor(s),

We are hoping to add a small addition to our house, and would greatly appreciate your signature in support of our request for approval from the ANC and DC Board of Zoning Adjustment.

We have lived in the neighborhood for 10 years, and expect to be here for the long term. We believe our project, if completed, will enhance the appearance of our house and make a positive contribution to the overall appearance of the block and property values; it will not adversely affect neighboring properties in any way.

Attached are architectural drawings showing the proposed project, which consists of an addition of approximately 12 x 14 feet, and a front porch of approximately 4 x 22 feet (the front porch would run across the addition and the existing front door). The addition is designed to accommodate (1) a powder room and mudroom/laundry room on the main level (currently, there is no powder room on the main level, requiring guests, including elderly relatives, to go up and down the stairs), and (2) additional storage space on the basement level.

Despite having fully developed architectural plans, we have learned that a permit cannot be issued unless we obtain a "special exception" from the DC Board of Zoning Adjustment. As we understand it, for zoning purposes, DC considers the front of our house to be on Brandywine Street (although our address is 45th Street, and our front door faces 45th Street). Because of this, the proposed addition is technically being constructed in the "rear yard," and the proposed porch is technically being constructed in the "side yard." Zoning regulations require a minimum distance between the house and the "rear" property line (alley side) of 25 feet, and, as designed, the addition would end approximately 16 feet from the alley side property line. Zoning regulations require a minimum distance between the house and the "side" property line (45th St. side) of 8 feet, and, as designed, the porch would end approximately 5 feet from the 45th St. property line.

We believe the proposed addition satisfies the requirements for a special exception under the zoning regulations, because it will not unduly affect neighboring properties' light, air, or privacy. Moreover, it will enhance the appearance of the house and block (note that, as part of the construction, we will be removing and possibly replacing a deteriorating fence on our property).

We would greatly appreciate it if you would sign below and return this letter to us (U.S. mail, drop off at our house, or email at SusannaYChu@gmail.com). We are looking to get on the ANC agenda in September, so please return this to us as soon as you are able. If you have any questions, please just let us know. Many thanks!

I support the proposed addition:

Name

EMMANUEL TAMEN

Address

4505 BRANDYWINE ST - NW
WASHINGTON, DC 20016

Board of Zoning Adjustment
District of Columbia
CASE NO. 20152
EXHIBIT NO. 11