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Board of Zoning Adjustment
Washington, DC Office of Zoning

Re: Special Exception for 906 11th Street, NE

To Whom It May Concern:

Statement of Existing and Intended Use of Structure:

The existing home is a 2-story plus basement rowhome with the RF-1 zone. The house is located within a bank of 5 rowhomes and is an interior unit, with 1 home to the north (right) and 3 to the south (left). Directly to the north of these homes is the Holy Name of Jesus Parish Church. 906 11th Street NE is a single-family dwelling. There is an existing wooden roof deck on top of the roof, which spans the entire width of the rowhome and is in line with the rear of the house. Access to the roof deck is via a narrow exterior spiral stairway from grade and existing balconies at the first and second floor level. The existing property is a rectangular property, 18 feet wide by 69 feet long. The front 'yard' of the property exists within the public space of 11th Street NE. There is an existing bay within the public space. The rear yard abuts a narrow pedestrian access walkway that provides entrances to the neighboring yards of 900-908 11th Street NE and 1024 Eye St NE. This walkway is almost entirely surrounded by tall wooden privacy fences.

As part of the permit application for this property, the owners are proposing to add a third story to this home, to allow for more interior living space for their growing family. The third floor addition is not subject to BZA approval. The proposed third floor addition is entirely above the existing floor plate of the house, but does not extend over the bay in public space. Care has been taken to ensure that the addition is in keeping with the aesthetics of the home and other additions within the area.

In addition to the third floor vertical addition, the owners are proposing to add a penthouse and roof deck. The proposed roof deck is the same width as the existing roof deck, though one-story higher. Rather than extend the already quite tall spiral stairway from grade, the penthouse would provide a safer access from the interior of the home to the roof deck. The proposed penthouse has a mechanical space, ancillary storage space for a roof deck and the staircase itself. The proposed penthouse is along one of the side walls of the house.