

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 338-7427 • FAX (202) 338-0279 • anc2e@erols.com

April 27, 2006

Via Facsimile: 202-727-6072

Jerrily R. Kress, FAIA, Director
 Office of Zoning
 441 4th Street, NW, Suite 210-S
 Washington, DC 20001

Re: BZA Appeal No. 17513 (1241 Potomac Street, NW)

Dear Mr. Kress:

In response to your letter of April 20, 2006, with respect to the referenced matter, please find attached the following:

- (1) Copy of Permit # 88614; and,
- (2) Computation of the lot occupancy authorized by the aforesaid permit, which exceeds the allowance of 40% for a semi-detached one-family residence by over 15%.

Thank you very much for your attention to this matter, and we would hope that this Appeal, in which it would appear all material facts are a matter of record, could be considered by the Board on an expedited basis.

Sincerely,



Ed Solomon, Chair

Cc: Bill Crews, DCRA, w/encl
 Harry and Anne Gutman, w/encl
 Citizens Association of Georgetown, w/encl

BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO. 17513EXHIBIT NO. 14

COMMISSIONERS:

Ed Solomon, District 1 John Lever, District 2 Bill Skelsey, District 3 Brett Clements, District 4
 Bill Starrels, District 5 vacant, District 6 Charles Eason, District 7

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 17513
 EXHIBIT NO. 14

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Advisory Neighborhood Commission 2E
 3265 S Street, NW • Washington, DC 20007
 Phone: 202-338-7427 • FAX: 202-338-0279 • EMAIL: anc2e@erols.com

TO: Jerry Kress
 FAX # 727-6072
 FROM: Bonnie Hardy, Administrator
 DATE: 4/27/06
 RE: BZA Appeal No 17513

There are 5 pages in this transmission, including this cover sheet.

MESSAGE:

Hard copy to follow -

BURLEITH/GEORGETOWN/HILLDALE

COMMISSIONERS:

Bill Sullivan, District 1 • John Leven, District 2 • Bill Skelley, District 3
 Brian L. Williams, District 4 • Bill Clark, District 5 • Paul Moore, District 6 • Charles R. Brown, District 7

Department of Consumer and Regulatory Affairs Building and Land Regulation Administration

941 North Capitol Street N.E. Room 2100

Washington D.C. 20002

Tel: (202) 442-4470

Fax: (202) 442-4862

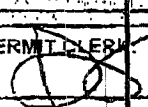
B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 88614

DATE: 1/20/2006

ADDRESS OF PROJECT: 1242 POTOMAC ST NW		SS L:	SQ: 1219	SX:	LOT: 46
		WARD:	2 ZONE-R-3		
DESCRIPTION OF WORK: DEMO EXISTING PRIOR ADDITION AND REBUILD 2 STORY BASEMENT AND ADDITION AT REAR OF HOUSE. RENOVATE INTERIOR.					
PERMIT TYPE: ADDITION/ALTERATION/REPA	PLANS (Y/N): Y	EXISTING USE: RESIDENTIAL ONE/TWO FAMILY		PROPOSED USE: Residential One/Two Family	
PERMISSION IS HEREBY GRANTED TO OWNER: Harry and Anne Guinn				PERMIT FEE: \$3,200.85	
AGENT NAME: RUSSELL SEARS ASSOCIATES 202-265-0600					
CONDITIONS / RESTRICTIONS: CFA NOTE: APPROVED AS PER SUPPLEMENTAL DRAWINGS RECEIVED 26 OCTOBER 2005.					
TO REPORT WASTE, FRAUD OR ABUSE BY ANY D.C. GOVERNMENT OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639:					
DIRECTOR: Dr. Patrick Canavan, Psy. D.		PERMIT CLERK: 		EXPIRATION DATE: 1/20/2007	

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to insure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.
NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE: (202) 442-1641 941 NORTH CAPITOL ST NE
WASHINGTON DC 20002

A separate permit is required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

Attachment #1

Store# 0001 D.C. GOVERNMENT
Page 3 01/20/2006 11:08 AM 04
Receipt# 273531 Amount \$3,200.85
881000015 BUILD STRUCTURE 2 5001

Department of Consumer and Regulatory Affairs

Building and Land Regulation Administration

941 North Capitol Street N.E. Room 210

Washington D.C. 20002

Tel:(202) 442-4470

Remittance Source Document

Report Date: 1/20/2006 10:17

Q-Matic #: 000

Trn Date: 1/20/2006

PERMIT TYPE ADDITION/ALTERATIO

PERMIT NO 88614

Owner: Harry and Anne Gu

DBA Address: 1242 POTOMAC ST NW

\$3,200.85

Total Amount Due: \$3,200.85**PAYMENT MUST BE MADE IN FULL
REMITTANCE SOURCE DOCUMENT**

1/20/2006 10:17

Harry and Anne Gu

A/P #: 88614

00012592500000005200

***00012592500000005200**

BZA Appeal No. 17513
1241 Potomac Street, NW
Lot 45, Square 1219

Appellant's Supplemental Submission dated April 27, 2006, Attachment #2

Lot and Building Area Calculations

Lot	30.00 x 96.21 (avg) =	2,888 sf
Building	20.50 x 30.00 =	615.00 sf (accessory structure)
	15.83 x 19.00 =	300.77 sf
	30.00 x 20.01 =	<u>600.30 sf</u>
		901.07 sf (principal structure)
	4.00 x 6.00 (est.) =	<u>24.00 sf (shed)</u>
TOTAL BUILDING AREA		1,540.00 sf
OTHER	2.00 x 30.00 =	<u>60.00 sf</u> (non-conforming rear yard behind accessory structure)
TOTAL LOT COVERAGE		1,600.00 sf
LOT COVERAGE PERCENTAGE =	1,600 sf / 2,888 sf	= 55.4%
ALLOWABLE LOT COVERAGE FOR SEMI-DETACHED ONE-FAMILY RESIDENCE =		<u>40.00%</u>
<u>VARIANCE</u>		<u>15.4%</u>