

STEPHEN R. BRUCE LAW OFFICES RECEIVED
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2009 OCT -6 PM 2:38

October 6, 2009

By Messenger

Richard S. Nero, Jr.
Acting Director, Office of Zoning
441 4th St., NW, Suite 200/210-S
Washington, DC 20001

Re: BZA Appeal No. 17966 (2709 31st St., NW) Stephen Bruce

Dear Mr. Nero:

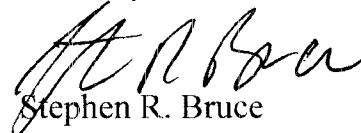
Enclosed are 20 copies of two additional submissions for this appeal, which is scheduled to be heard on October 20, 2009:

- (1) Color photographs with captions to show the garage before and after this construction and the proximity to our residence at 2701 31st St (most of the photographs were included with the initial appeal and the June 23, 2009 submission).
- (2) Calculations based on the dimensions shown in the plat and plans submitted with the permit application of the lot dimensions, the percentage of lot occupancy, the rear yard, and the side yard.

Copies of this submission are also being delivered to Cornish Hitchcock, the attorney for the owner of 2709 31st St., NW whose construction is the subject of this appeal.

Please call if you have any questions or need more information. Thank you.

Sincerely,


Stephen R. Bruce

Enclosures

cc: Cornish Hitchcock
1200 G St., NW, Washington, DC 20005

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17966
EXHIBIT NO. 20
Board of Zoning Adjustment
District of Columbia
CASE NO. 17966
EXHIBIT NO. 20

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BZA Appeal No. 17966

Photographs of conversion of one-family detached dwelling with nonconforming garage on side lot line into semi-detached dwelling by enlarging the non-conforming garage and converting it into a one-bedroom apartment.



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Priced in the Upper Brackets

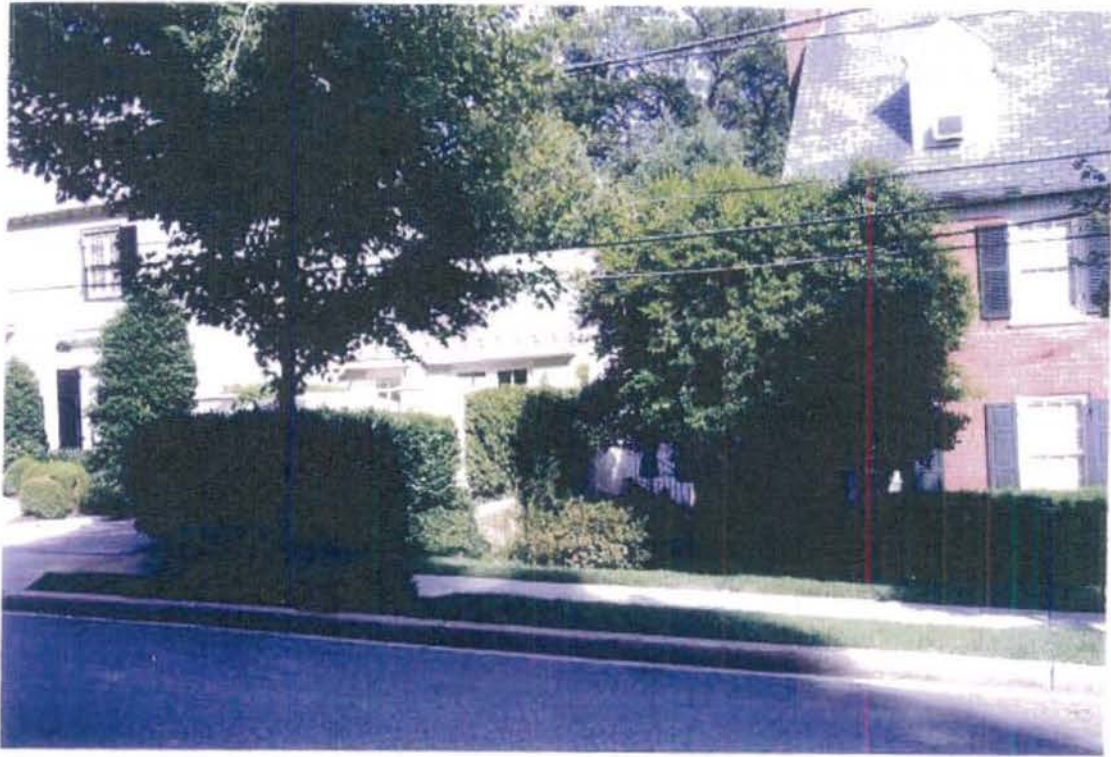
for further information, call
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Exhibit 1

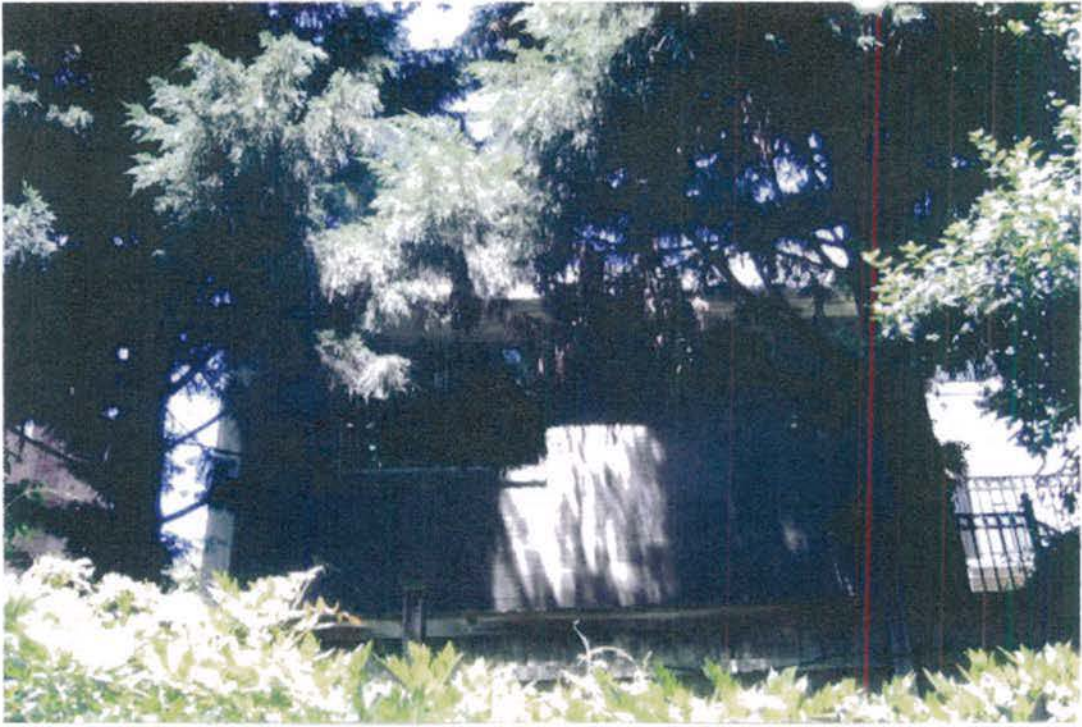














2709 31st St., NW Addition/Alteration (BZA Appeal 17966)

Minimum Lot Dimensions for R-1-A Districts (DCMR 11-401.3)

Required minimum	7,500 sq. ft.	75 ft. wide
Actual	5,001 sq. ft.	70.81 ft. wide

Percentage of Lot Occupancy for R-1/R-2 Districts (DCMR 11-403.2 and 11-199 def'n)

Main house	1,072.7	(26.1 x 41.1)
Two-story extension in back	146.6	(10.4 x 14.1)
Original garage	380.0	(19.0 x 20)
Addition to garage	85.5	(19.0 x 4.5)
Balcony w/porticos on raised foundation	280.8	(10.4 x 27.0)
Front portico and outside staircase in back	58.0	
Wood deck	360.0	(12.5 x 28.8)
Total	2,383.6	
Lot	5,000.6	(70.62 x 70.81)
Bldg. restricted area	1,062.2	(15.0 x 70.81)
Lot w/i bldg. restricted line	3,938.4	
<u>Maximum</u> allowable percentage of lot occupancy	40.0%	
Percentage of lot occupancy (<u>orig.</u> main house, extension, and garage only)	40.6%	
Percentage of lot occupancy (main house, extension, and garage <u>w/ addition to front</u>)	42.8%	
Percentage of lot occupancy (all structures except wood deck)	51.4%	
Percentage of lot occupancy (all structures including wood deck)	60.5%	

Rear Yard for R-1 Districts (DCMR 11-404.1)

Required minimum	25 feet
Actual (to lot line w/ 3033 Woodland)	12.5 feet

Side Yard for R-1/R-2 Districts (DCMR 11-405.9 and 405.8)

Required minimum	8 feet	(5' for addit to nonconforming
Actual (to lot line w/ 2701 31st St.)	0.5 feet	pre-1958 bldg.)