

INNER CITY DEVELOPMENT, LLC

1516 12th Street, NW, WDC 20005
Ph. 202-257-5921 Fax 202-483-9245

www.innercitydc.com
dchome@hotmail.com

September 5, 2011

Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

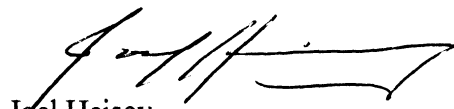
ATT: Mr. Richard Nero

Supplemental Materials for Case No. 18293 1819 10th St, NW

Dear Mr. Nero,

Please accept the attached Form 121 (20 copies) for this application which was inadvertently omitted with the original submission.

Sincerely,


Joel Heisey

Enclosure: Form 121

2011 SEP -6 PM 12:16
D.C. OFFICE OF ZONING

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18293
EXHIBIT NO. 19

Board of Zoning Adjustment
Case No. 18293
1819 10th St NW
EXHIBIT NO. 19

2011 SEP -6 PM 12:16
OFFICE OF ZONING

APPLICANT'S BURDEN OF PROOF

AREA VARIANCES: LOT OCCUPANCY, CLOSED COURT WIDTH 1819 10TH NW Sq. 0362 Lot 0212

1.) The physical characteristics of the property:

- a) makes it difficult for the owner to use the property in compliance with the Zoning Regulations (area variance) – ie. shape and size of the property, unusual topography or slope, soil problems, etc.

The existing lot of 1547 sq. ft. is less than the present day requirement of 1800 sq. ft. The lot width is only 9 inches above the 18 feet minimum required.

The Applicant is requesting this variance to make use of this lot as the similar neighboring properties have done. The present structures existed prior to the adoption of the current Zoning Regulations. The non-conforming aspect of the property was created by enactment of the Zoning Regulations. This application is not requesting to increase lot coverage, but merely to make additional use of the existing footprint. The existing non-conforming closed court is not being altered.

2) Granting the application will not be of substantial detriment to the public good – i.e. traffic, noise, lighting, etc.

The existing use is a residential structure and will continue to be a residential structure in compliance with Zoning use and occupancy requirements. No additional traffic, noise or nuisances inconsistent with the property's present use or other homes in the area will be created by granting this variance.

3) Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

Many of the properties in the "old city" are inconsistent with the modern day Zoning Regulations yet are deemed worthy individually and collectively of preserving for their inherent architectural qualities and the character they create. This is most evidenced by the many Historic Districts established in just these areas of the City. This property would be considered one of the contributing properties to the historic district. Granting this application would not create an exceptional structure; it would allow it to match other structures in the immediate vicinity. This is demonstrated by the structure one block to the south which has the exact same footprint and structure build out as the applicant is proposing with this application. The application does not create any new non-conformities to the general intent or purpose of the Zoning Regulations.

The owner of 1819 10th Street, NW requests variances for lot occupancy, closed court width and allowance to build a second story on a non-conforming structure.