

19 December 2011

Mr. Joeseeph Jones
5826 Nevada Avenue NW
Washington, DC 20015

2011 DEC 22 PM 12:54

DC Office of Planning
Office of Zoning – BZA
441 4th Street NW, Suite 210-S
Washington DC 20001

Dear Sir or Madam,

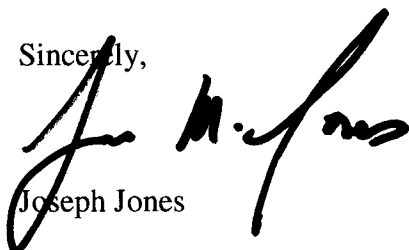
The purpose of this letter is to provide a detailed statement explaining how the proposed addition on the rear of my home at 5826 Nevada Ave NW meets the specific tests identified in the zoning regulations for a special exception.

Although my property currently meets the width, at the front of the property, and area requirements for my zoning district; the narrowing of my lot width towards the rear lot line is a significant obstacle to placing an addition on my home. The house is also located at the intersection of a meandering street (Nevada Avenue NW) and the East-West oriented Patterson Street NW. The front lot line actually shares frontage on both Nevada Avenue NW as well as Patterson Street NW and the house is not perpendicular to either street, but actually faces the middle of the intersection. In addition to the obstinate lot conditions, the existing house has non-conforming side yards of only 4.5ft on west and 4.86 ft to the east.

The addition I would like to build on my home would extend the existing non-conforming side yard conditions but not decrease the side yard width. I would like to extend the existing east wall of the home in order to create a continuous extension of an out-dated and poorly sized kitchen for the current home. We are therefore currently seeking relief from Title 11, section 405.9. Under Title 11, Section 223 a special exception to this requirement may be granted by the BZA under section 3104.

For the construction of the addition, we are going to remove the majority of the original one-story addition which was poorly built on a deficient foundation. The proposed addition will consist of a family room/kitchen and a screen porch. This proposed addition to the house will be constructed entirely to the rear, south side, of the property. In order to construct the addition as proposed, we would like to extend the side walls of the existing house so that the interior of the addition is in line with the interior of the existing house. While we understand that our neighbors access to light could be a concern; since the rear of our house and the adjacent homes all face south, both of our neighbors will still have access to direct sunlight during some part of the day. We are also proposing to only build a one-story space at the rear in order to help reduce the mass adjacent to the side property lines.

Sincerely,


Joseph Jones

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18339

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.18339
EXHIBIT NO.5